

established 200 years

# Tayler & Fletcher



Little Orchis Park Farm Road

Hook Norton, OX15 5LR

Guide Price £650,000



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Hook Norton, OX15 5LR

*The property is subject to an agricultural occupancy condition 'the dwelling shall not be occupied except by a person whose employment or if he is unemployed or retired from employment whose latest is or was in agriculture as defined by Section 290 of the Town & Country Planning Act 1971 or in the event of death of such first mentioned person while in occupation of dwelling by his widow during widowhood'*

*Little Orchis is a unique opportunity to purchase a three bedroomed detached bungalow in need of updating/renovation in a rural position set on a edge of a village location including woodland, small lake and mature gardens needing cultivation in parts.*

## LOCATION

Hook Norton is a popular, well-served vibrant Oxfordshire village situated on the edge of the Cotswolds, close to such centres as Banbury (9 miles with M40 link), Charlbury (12 miles), both with main line station to London, Chipping Norton (5.5 Miles), Stratford-upon-Avon (22 miles) and Oxford (25 miles). There is also a local bus service. The village itself has a wonderful community with a village shop, Post Office, Doctors and Dental Surgeries, Library, Public Houses, brewery, well-regarded Primary School and secondary education is available at Chipping Norton.

## DESCRIPTION

Little Orchis is a unique opportunity to purchase a three bedroomed detached bungalow in need of updating/renovation in a rural position set on a edge of a village location including woodland, small lake and mature gardens needing cultivation in parts.

## ACCOMMODATION

Canopy Porch with door to

Entrance Hall - two built in cupboard, doors off.

Kitchen/Dining - Two windows to rear, door to sitting room and door to rear.

Reception Room - Fireplace, glazed doors to rear.

Bedroom - Window to front.

Bedroom - Window to front.

Bathroom - Window to side.

Bedroom - Window to side, glazed sliding doors to

Garden Room - Windows and door to rear.

Garage - up and over door to front, rear pedestrian door to

Utility/Cloakroom - Window to rear, door to side, plumbing for washing machine, WC and basin.

## OUTSIDE

To the front of the property is a path to front door, driveway leading to the garage. Further gravel parking area to the right hand side of the property. The rear garden is well stocked with mature shrubs, trees and hedging and lawn with a steep incline down to the lake and woodland this area does currently have limited accessibility. There is a further paddock to the left hand side of the property.







## WOODLAND

Mature mixed woodland.

## LOCAL AUTHORITY

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA  
Telephone: 01295 227001

## COUNCIL TAX

Council Tax band E. Rate Payable for 2024/2025 £2833.14

## FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## SERVICES

Water supplied by Castle Water. Septic tank drainage. Electric heating.

## VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

## HEALTH & SAFETY

For your own safety please do take care when walking the land. We do not take any responsibility for inspections whether attended or unattended.

## CONSTRUCTION

Buyers please note that the property is of a non standard construction .

## RESTRICTIONS

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It is of our understanding that there is a Tree Preservation Order in place on the valley and lake area to the rear.

## WAYLEAVES & EASEMENTS

The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easement, quasieasements and restrictive covenants and all wayleaves for poles, strays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise subject to all outgoing or charges connected with or chargeable whether mentioned or not.

## AGENTS NOTE

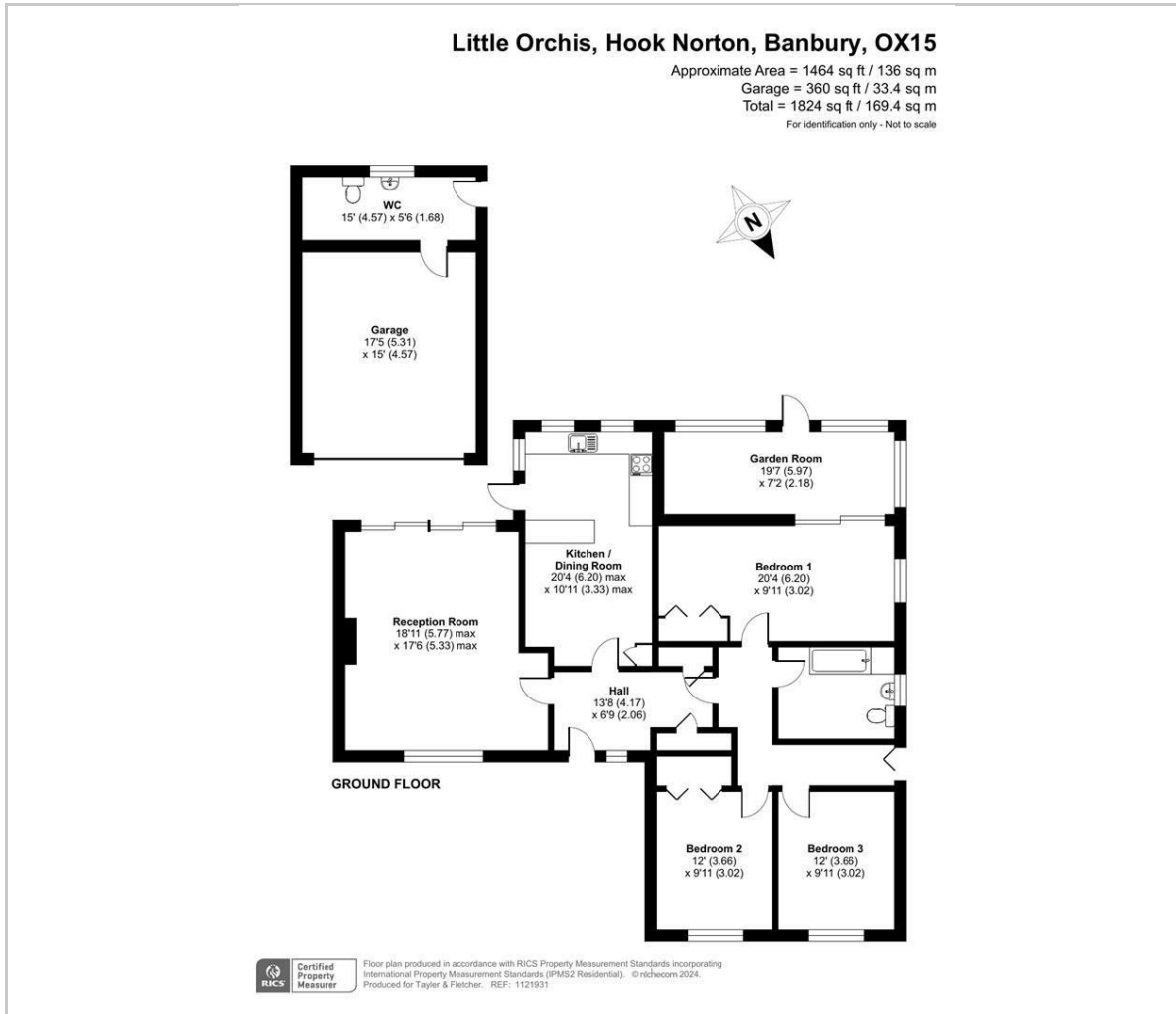
We believe the property to be of non standard construction.

## DIRECTIONS

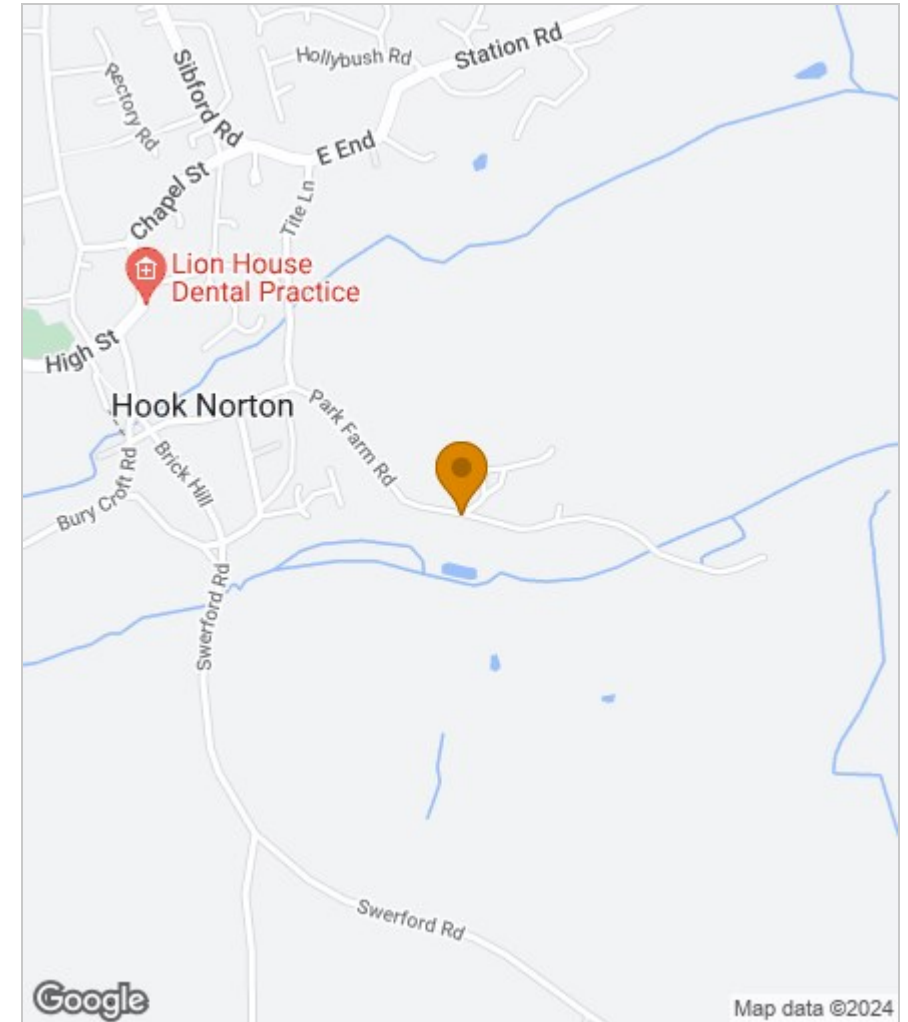
What3words: SEASON.GEOLOGY.SUITING



## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	