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# Tayler & Fletcher



Laburnum Brick Hill  
Hook Norton, OX15 5QA  
Guide Price £500,000



## Laburnum Brick Hill

Hook Norton, OX15 5QA

*Nestled in the charming village of Hook Norton, this modern link-detached bungalow in Brick Hill offers a delightful blend of comfort and convenience. The property has been tastefully updated to a high standard throughout.*

### 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 stations 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

Nestled in the charming village of Hook Norton, this modern link-detached bungalow in Brick Hill offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The bungalow features a well-appointed bathroom,

ensuring all your needs are met with ease.

One of the standout features of this property is the garage and off street parking, a rare find in such a desirable location.

In summary, this link-detached bungalow in Brick Hill is a perfect blend of modern living and rural charm, offering a comfortable home in a sought-after location beautifully updated throughout to a high standard, including majority triple glazed windows, re-fitted kitchen and bathroom.

### ACCOMMODATION

Spacious Entrance hall with Karndean flooring, door to front.

Sitting Room with triple glazed window to front and side, fireplace with electric feature fire.

Bedroom 1 with triple glazed window to front, built in wardrobes.

Bedroom 2 with triple glazed window to rear.

Bathroom with triple glazed window to rear, claw and ball bath with shower over, WC, wash hand basin.





Kitchen/diner with double glazed windows and door to rear, triple glazed window to side, re-fitted and including built-in appliances.

### OUTSIDE

To the front of the property is an area of open plan garden laid to lawn with shrubs and plants. Block-paved driveway/parking area for two cars and single garage with electric up and over door to front, power, light and pedestrian door to rear.

Side pedestrian gate leading to the side and rear garden with lawn areas, patio areas, mature shrubs and plants.

### 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.

### COVERNANTS & EASEMENTS

Covenants are on the front garden: no wall/structure can be erected between the property and the one to the right to define the boundary. The front garden area is split diagonally through the middle with the neighbouring property.

### SERVICES

Mains, Electricity, Water and Drainage are connected. Oil-fired central heating.

### LOCAL AUTHORITY

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

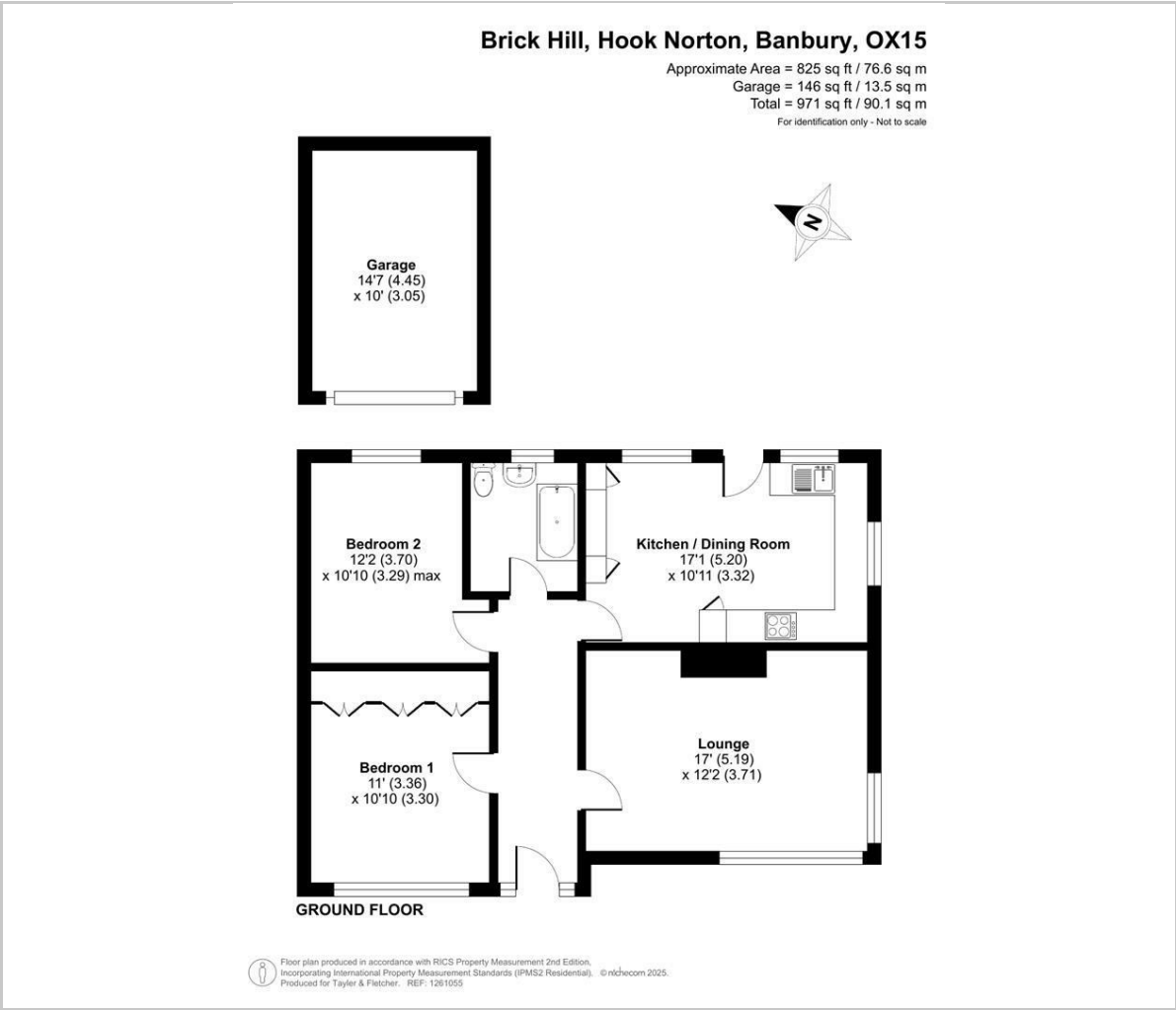
### COUNCIL TAX

Council Tax band D . Rate Payable for 2025/2026 £2,431.90

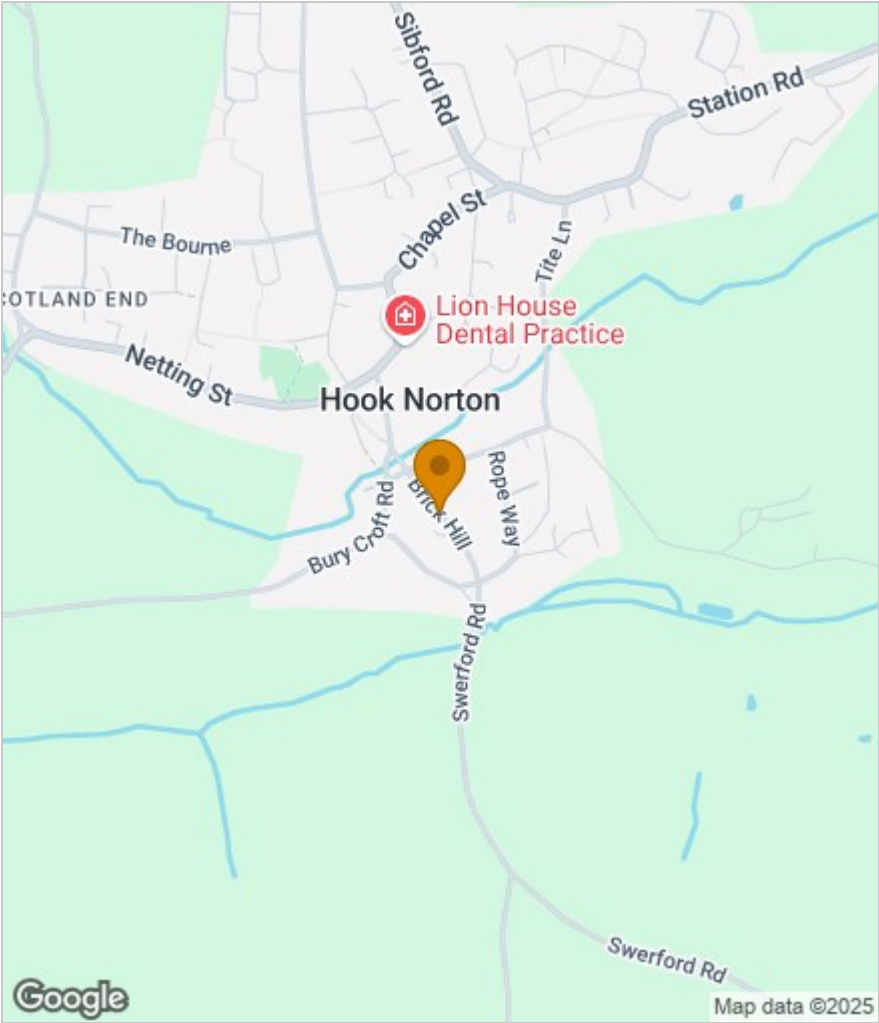
### VIEWING

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.

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.

