

established 200 years

# Tayler & Fletcher



18 Ironstone Hollow  
Hook Norton, Banbury, OX15 5NA  
**Guide Price £650,000**





## 18 Ironstone Hollow

Hook Norton, Banbury, OX15 5NA

*Set in a desirable position with a picturesque outlook over mature woodland, this well-appointed four-bedroom detached family home offers a wonderful blend of space, comfort, and tranquillity. With generous living accommodation and a double garage, it's an ideal choice for families seeking both practicality and a serene setting.*

### 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

This beautifully presented four-bedroom detached family home enjoys a prime position with a lovely rear outlook toward mature woodland, offering both privacy and a peaceful setting. Boasting generous living space and a double garage, the property is perfect for families seeking comfort, practicality, and charm.

### ACCOMMODATION

This lovely detached home features a spacious living room with an open fireplace, perfect for cosy evenings, while the separate dining room is ideal for entertaining. A functional kitchen/breakfast room, utility room, and

light-filled conservatory overlooks the rear garden complete the ground floor.

Upstairs offers four well-proportioned bedrooms, including a master with en suite shower room, and a modern family bathroom. The rear garden is mainly laid to lawn, enclosed by fencing, and enjoys a peaceful outlook over a wooded area.

### GROUND FLOOR

Step into a welcoming entrance hallway with a convenient WC, leading to a spacious living room featuring an open fireplace – ideal for cosy evenings. There's a separate dining room perfect for entertaining, a bright and functional kitchen/breakfast room and a light-filled conservatory overlooking the rear garden.

### FIRST FLOOR

Upstairs, the property offers four well-proportioned bedrooms, including a master with en suite shower room, and a modern family bathroom.

### OUTSIDE

The property benefits from a driveway providing off-road parking for two vehicles, complemented by a small front lawn and a mature tree that adds character and shade. To the rear, the garden is predominantly laid to lawn, enclosed by perimeter fencing for privacy







and security. It enjoys a pleasant outlook onto a wooded area, offering a peaceful and natural backdrop.

### FIXTURES AND 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

All mains services with the exception of gas are connected to the property

### LOCAL AUTHORITY

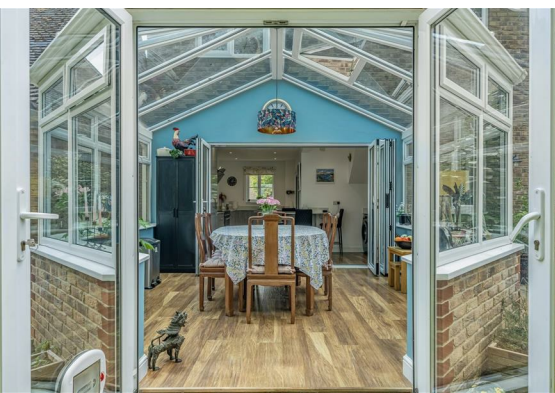
Cherwell District Council  
39 Castle Quay,  
Banbury,  
OX16 5FD  
<https://www.cherwell.gov.uk/>

### COUNCIL TAX

Council Tax Band F Cherwell £3,512.74

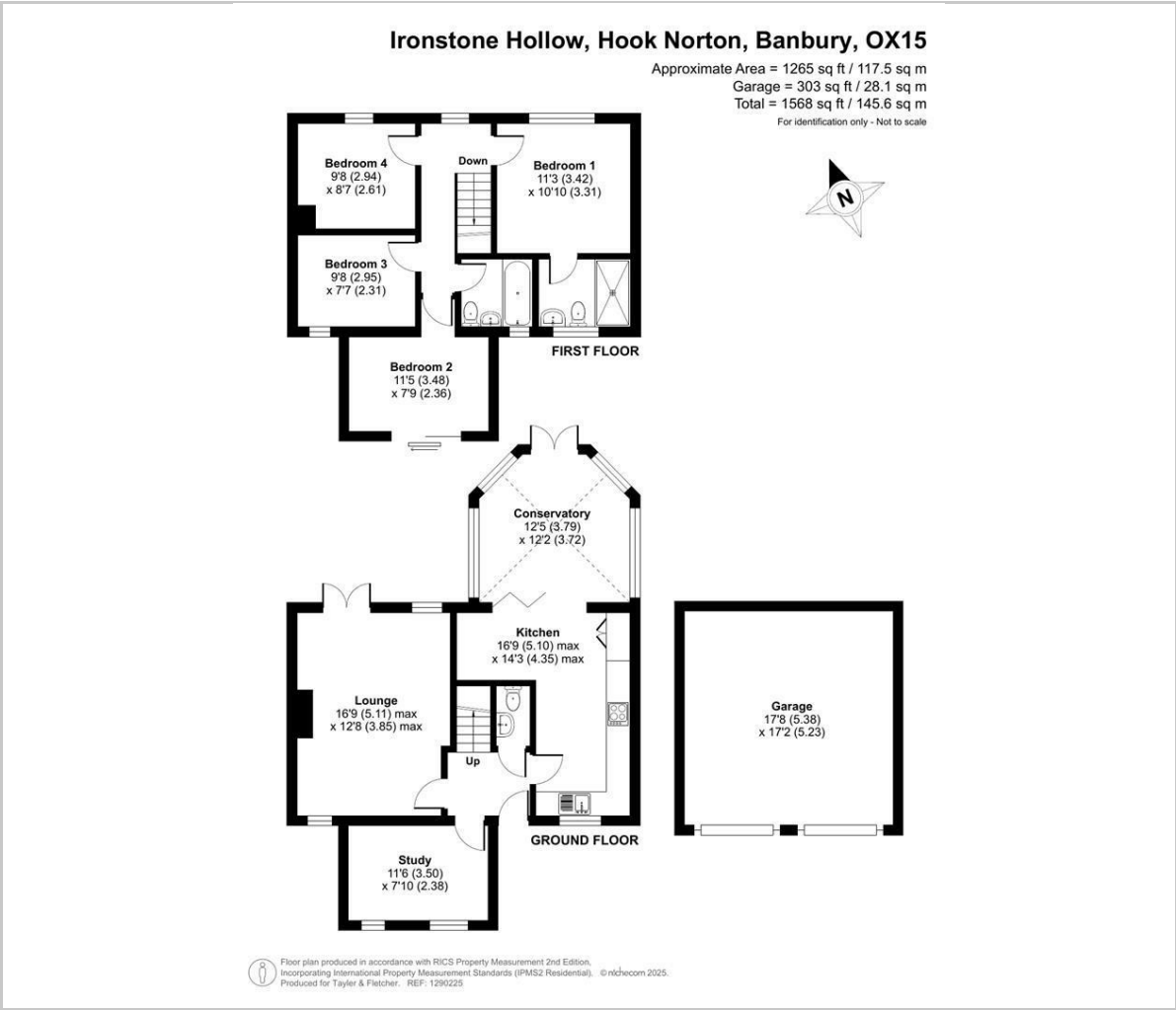
### VIEWING

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.

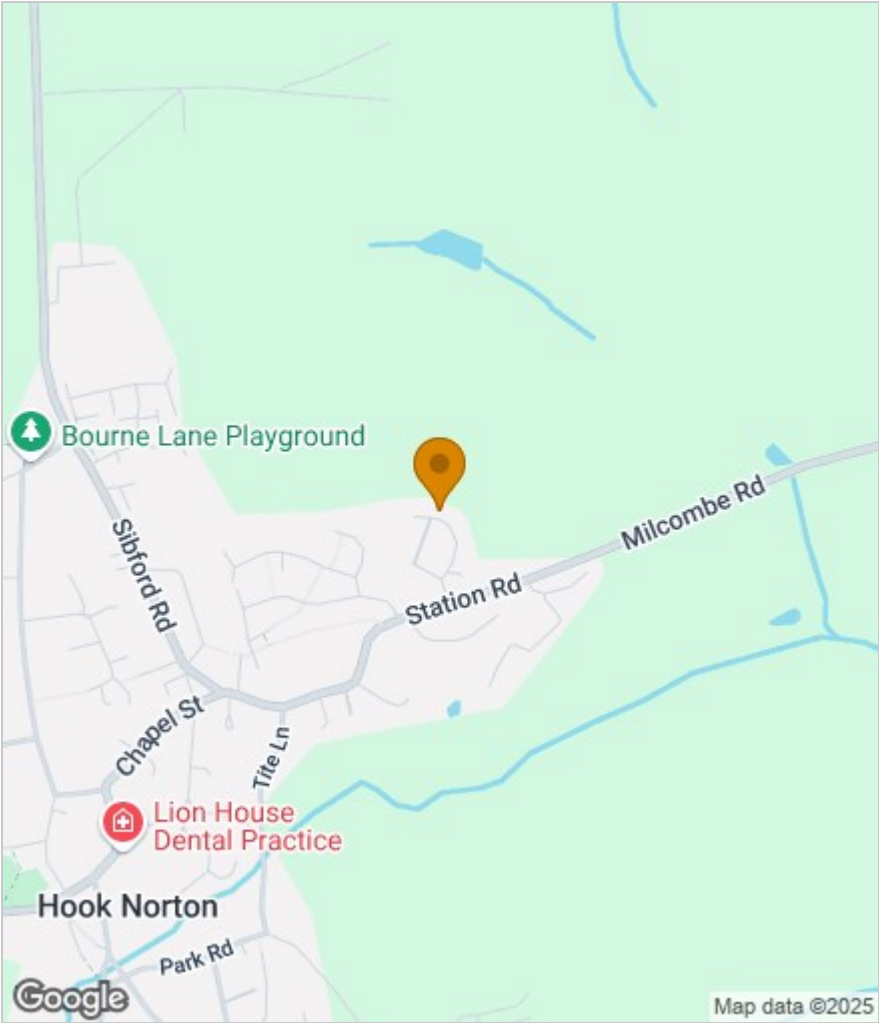




Floor Plan



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.

