

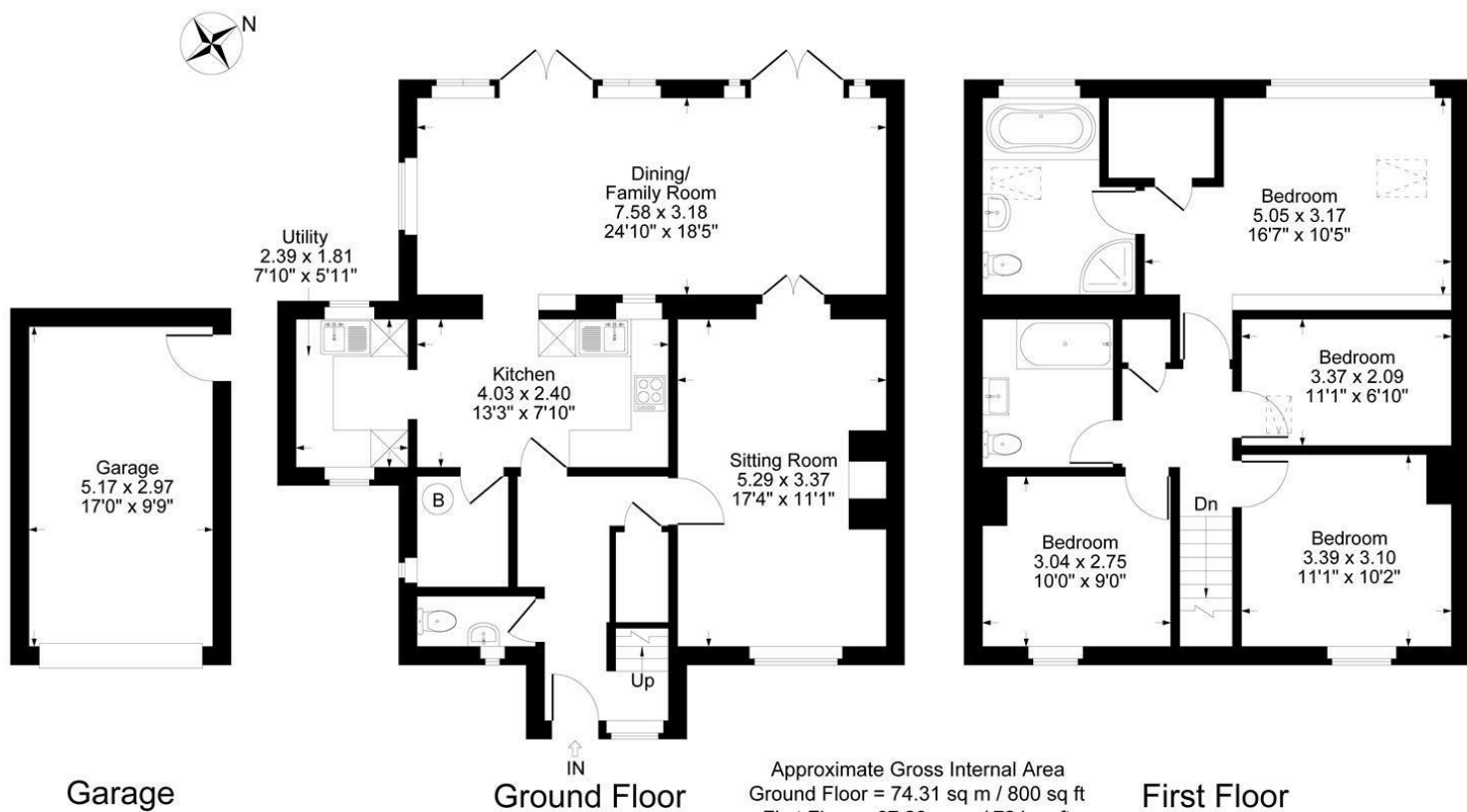
Orchard Road, Hook Norton



FAIRFAX

— & Co —

ESTATE AGENTS



Approximate Gross Internal Area
 Ground Floor = 74.31 sq m / 800 sq ft
 First Floor = 67.23 sq m / 724 sq ft
 Garage = 15.35 sq m / 165 sq ft
 Total Area = 156.89 sq m / 1689 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

A SPACIOUS FOUR-BEDROOM HOME IN A PEACEFUL HOOK NORTON CUL-DE-SAC, OFFERING VERSATILE LIVING SPACES, A GENEROUS PRINCIPAL SUITE, AND A GARDEN WITH STUNNING COUNTRYSIDE VIEWS.

The Property

Situated in a peaceful cul-de-sac in the charming village of Hook Norton, this beautifully presented four-bedroom home offers spacious and flexible accommodation, ideal for modern family living.

You are welcomed by a bright and airy entrance hall, where a staircase leads to the first floor, and a convenient WC is located to the side. To the right, the inviting living room features an open fire and a large front-facing window, creating a warm and relaxing space. French doors connect seamlessly to the dining/family room - a generous, light-filled area with hardwood laminate flooring and two sets of patio doors opening onto the rear garden. This flows into the well-appointed kitchen, which includes an oven, induction hob, and space for a dishwasher and fridge/freezer. Adjoining the kitchen, the utility room provides additional storage, with space for a washing machine and tumble dryer, while an additional boot/storage room enhances practicality.

Carpeted stairs lead to the first floor, where there are four spacious bedrooms. The impressive principal bedroom boasts vaulted ceilings, a walk-in wardrobe, and an ensuite with both a bath and a separate shower, as well as stunning views over open fields. A family bathroom serves the remaining bedrooms. Externally, the property benefits from two off-street parking spaces and access to a single garage. A side gate leads to the rear garden, a fabulous space featuring a large patio, a raised lawn with a pond, and a secondary lawn with fabulous views across the surrounding countryside.

This wonderful home is serviced by oil heating and offers an excellent opportunity to enjoy village living with beautiful rural surroundings.

Viewing is highly recommended.

Situation

Hook Norton is a vibrant village in North Oxfordshire, nestled between Banbury and Chipping Norton. It boasts a range of amenities, including a village shop, butcher, post office, two pubs, a local brewery, and a well-regarded primary school. There is a real sense of community with lots of clubs and

groups to choose from.

Chipping Norton offers more extensive shopping, dining, and entertainment options, while Banbury, Oxford, and Stratford-upon-Avon provide additional facilities within easy reach.

The village has excellent transport links, with train services to London from nearby Charlbury and Banbury, as well as easy access to the M40 motorway.

Local leisure options include a sports club, tennis courts, and attractions like Soho Farmhouse and Daylesford Organic Farm.



**1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146**

**10 Market Place
Chipping Norton
Oxfordshire
OX7 5NA
Telephone: 01608 644808**

Fairfax & Co is the trading style of Thomas Fairfax Limited
Registered in England No 07074456 Registered Office: 30 St Giles, Oxford, OX1 3LE
These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars nor oral representations form any part of any offer or contract, and their accuracy cannot be guaranteed