

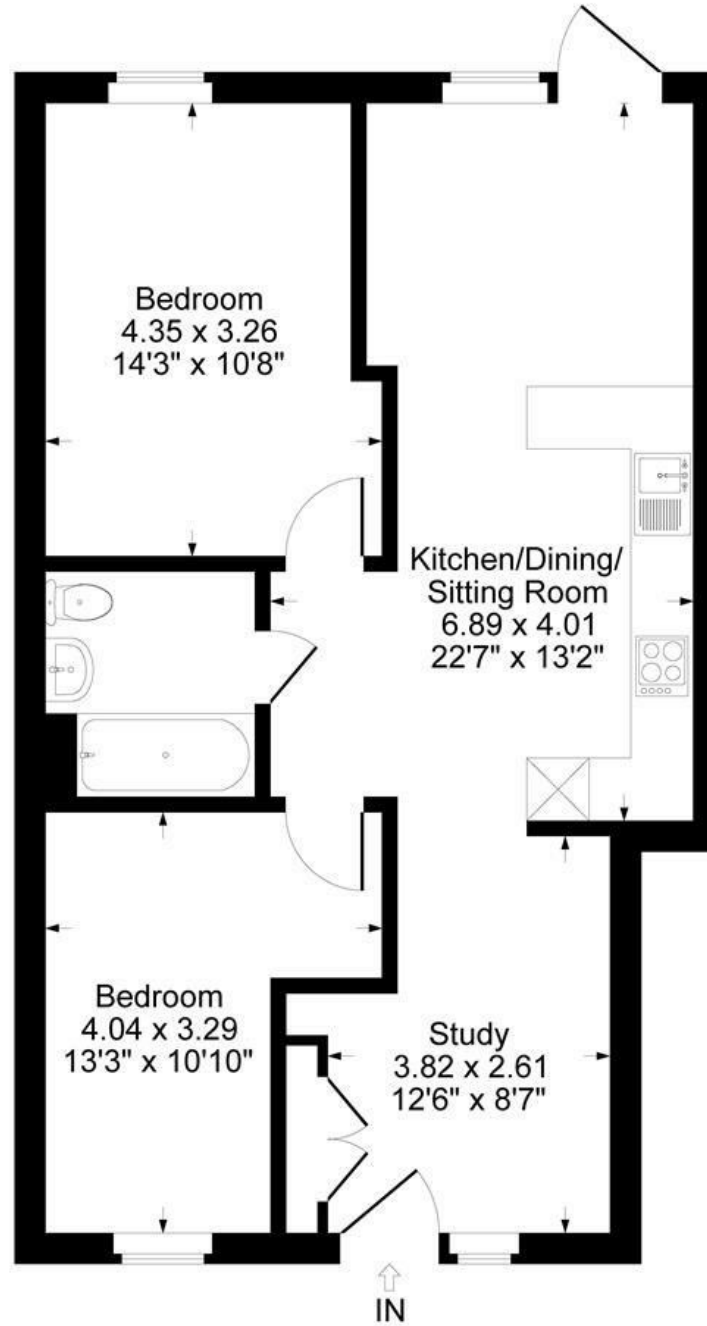


FAIRFAX
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ESTATE AGENTS

Ground Floor - Cascade Road, Hook Norton



Approximate Gross Internal Area
Ground Floor = 64.31 sq m / 692 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor

The Property

A beautifully designed and energy-efficient ground-floor apartment offering modern comfort in the popular village of Hook Norton. Upon entering, you'll find a spacious entrance hall, ideal for use as a home office or a cosy dining space. The well-appointed kitchen features a Zanussi oven, fridge freezer, and space for a washing machine, while the bright and airy living room opens onto a private garden, perfect for enjoying morning coffee or relaxing with friends. The property includes two generously sized double bedrooms and a bathroom with a shower over the bath.

Outside

There is a private garden area that provides a peaceful retreat and is perfect for outdoor entertaining. The apartment is just a short walk from the village centre, with beautiful countryside walks and easy access to local amenities.

Build & Community

This eco-home is built to Passivhaus standards by the award-winning Greencore Construction, using their advanced BIOND technology to ensure excellent insulation and a high EPC rating. Estimated annual heating costs are just £200-£300 with additional savings on hot water, making this an exceptional opportunity for those looking to minimise their environmental impact. The development is part of the UK's smallest micro-grid, offering residents the option to purchase energy at 10% below the price cap. An advanced ventilation system circulates four times more fresh air than typical homes, reducing dust, pollen, and noise while maintaining comfortable temperatures year-round. Beyond the home itself, residents have access to a variety of community amenities. There is an adjacent community building where you can rent an en-suite guest bedroom for visiting family and friends or book a shared office space at low rates. Additionally, a community-owned car club offers access to six vehicles, making it easy to travel around without needing to own a car.

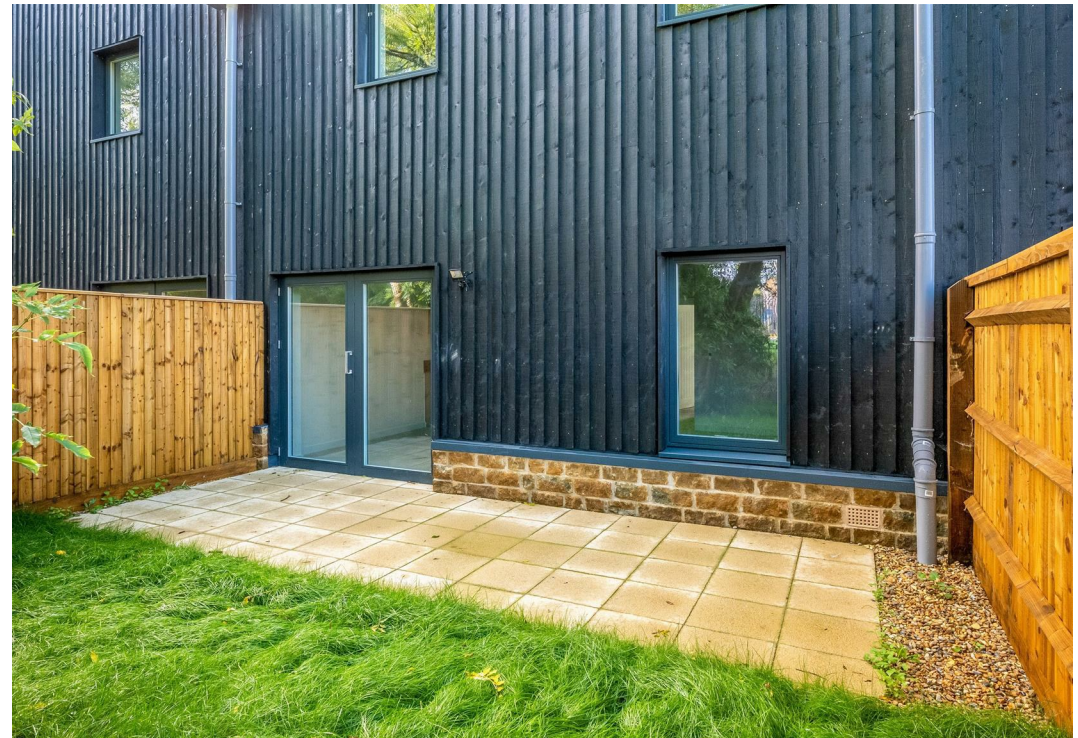
This property offers more than just a place to live - it's a lifestyle opportunity that combines modern living with community-focused values in the beautiful, picturesque village of Hook Norton.

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. 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.





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