



Langdale
High Street | Hook Norton | Banbury | Oxfordshire | OX15 5NH

FINE & COUNTRY

LANGDALE

A fully renovated double fronted detached residence in the sought after village of Hook Norton. Beautifully presented throughout, the property comprises cloakroom/WC, outstanding open plan kitchen with dining area, utility room, superb sitting room, snug, study, four bedrooms, two dressing rooms, four bathrooms, beautiful rear garden with outdoor home office and off-road parking for around six cars. With much love put into the refurbishment, this magnificent home must be viewed to be appreciated.



Accommodation summary

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Ground Floor

Upon entering, the sitting room has wood flooring, a wood burning stove, feature stone wall and a sash window to the front.

Direct access is provided to the outstanding open plan kitchen which has ample work space, a central island, Heritage system with four ovens and two warming plates, full height fridge and freezer, walk in pantry, a lovely dining area with space for a table to seat six guests, two windows to the side and a stable door also opening out to the side elevation.

The utility room has space for appliances, a window and a door to the side, and access to the cloakroom/WC.

The superb sitting room has two windows to the side and stairs leading up to a bedroom and bathroom, all of which offers an excellent self contained space for a relative or guests.

The snug is another beautiful room and has feature stone walls, wood flooring, a sash window to the front and access to the study which is ideal for anybody wanting to work from home.

From the study, French doors open out to the lovely sun terrace.









Seller Insight

“Nestled at the heart of the village of Hook Norton, this captivating property exudes timeless charm and modern comfort, making it a haven for discerning high net worth buyers. Owned for two years, the allure of this home was initially drawn from its character features, expansive garden, and idyllic village setting. Situated centrally, the residence offers a tranquil retreat, complemented by the soothing melody of church bells and occasional views of the Brewery horses passing by on High Street.

Boasting four bedrooms and four shower rooms, including a convenient guest suite, this home is designed for seamless living. The open-plan kitchen/diner, a focal point enhanced by western-facing windows that bathe the space in afternoon sunlight, encourages effortless flow throughout. Personal touches such as two added ensembles and a bespoke home office underscore practicality and customization.

Recent upgrades, from rewiring and replumbing to a new kitchen and electric gates, reflect a commitment to modern convenience and style. The interior's ambiance is further enriched by the cosy 'blue room' and the expansive garden, where private patio spaces offer serene spots for relaxation. For the future owner, embracing the vibrant community spirit of Hook Norton promises a fulfilling lifestyle, with amenities like shops, pubs, and scenic walking routes mere steps away.

This home not only supports varied daily routines but also fosters a deep connection to village life, where friendly neighbours and a bustling local scene create a welcoming atmosphere. With excellent access to Banbury for commuting and nearby Chipping Norton for everyday needs, convenience meets countryside serenity in this exceptional property. Embrace the opportunity to make this home yours and relish in the tranquillity, charm, and vibrant community that define life in Hook Norton.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

To the first floor, the landing has wood flooring and three windows to the side.

The feature bedroom has wood flooring, a sash window to the front, and direct access to a dressing room which leads to an en-suite with double shower.

The guest bedroom has wood flooring, a window to the front, a walk in dressing area and access to the en-suite shower room.

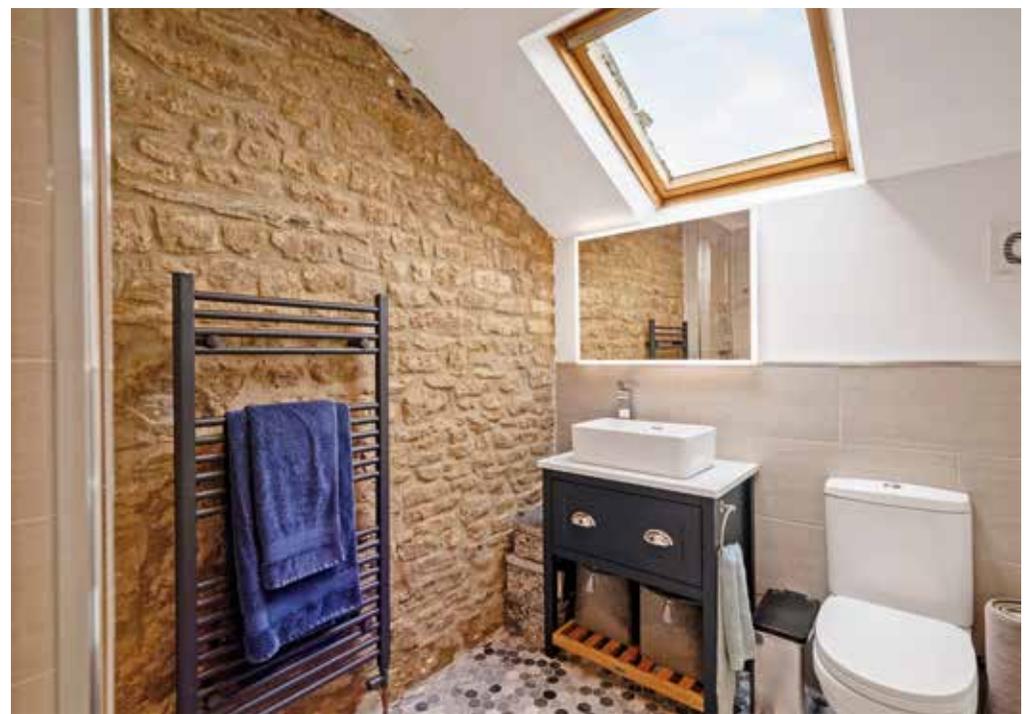
The wood flooring continues into the third double bedroom which has a window to the side and is serviced by the wonderful family bathroom which has a freestanding bath and separate shower.

Above the family room, and accessed via its own staircase is the fourth double bedroom which has windows to the side and rear, along with access to a dressing room which leads to the en-suite which benefits from a double shower.









Outside

To the front of Langdale, there are wrought iron gates and a pathway leading to the front door, whilst to the rear, a stunning garden can be found which is mainly laid to lawn with well stocked borders, mature trees and a vegetable garden.

There is also the added benefit of an outdoor home office with a cloakroom/WC which like the entire house is wired with Cat 5 cabling, ideal for anybody running a business.

There is a pedestrian gate in addition to electric gates to the driveway which provides off-road parking for around six cars.

A truly beautiful statement home which must be viewed internally to be appreciated.

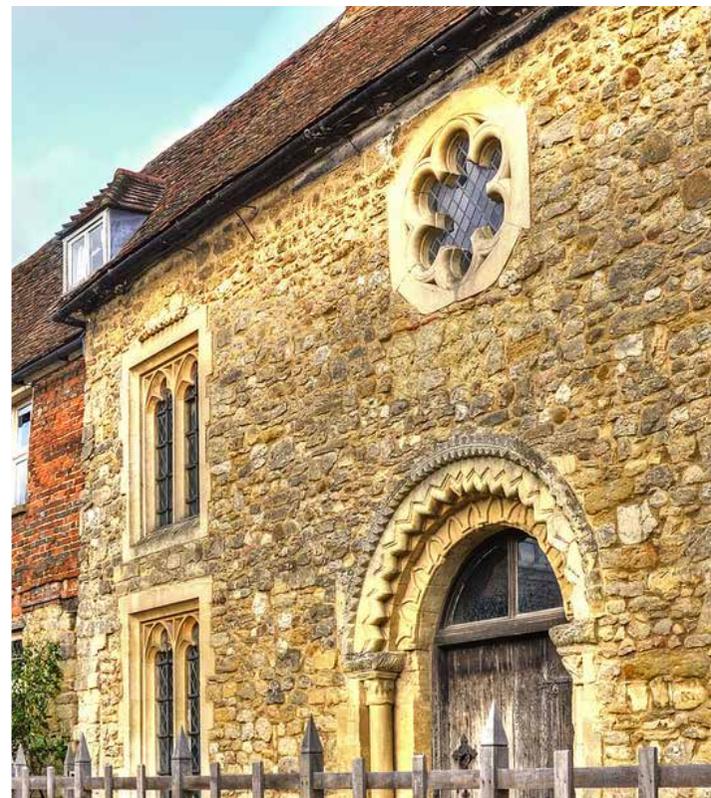


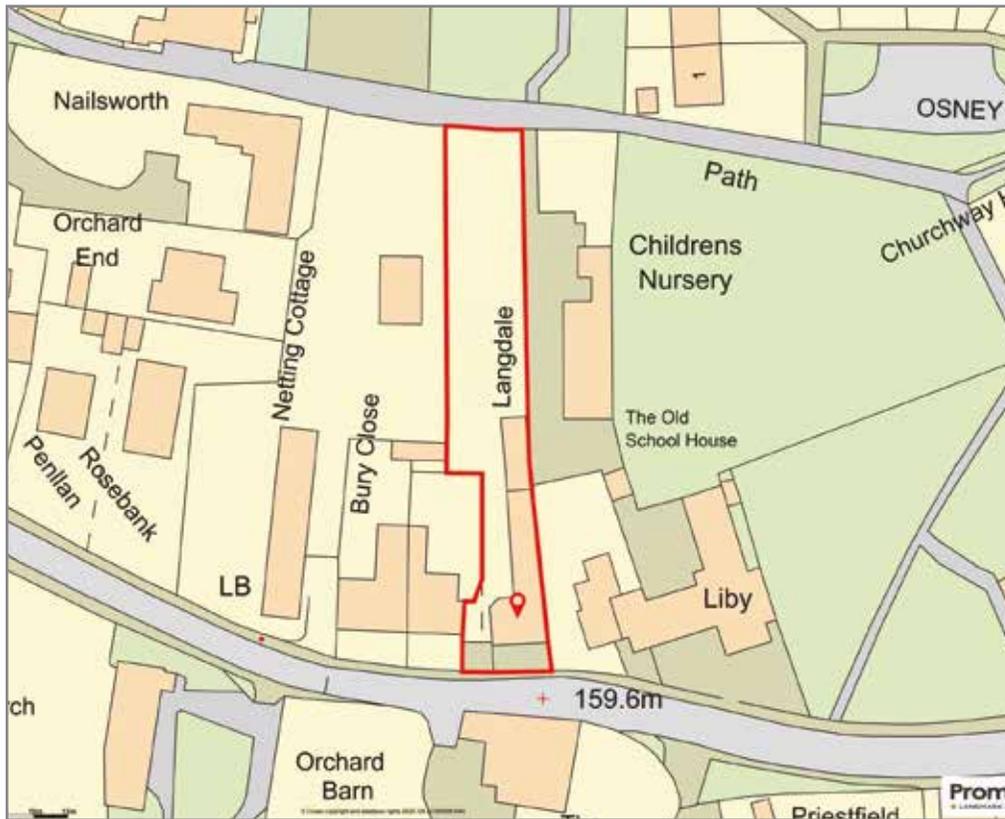




LOCATION

Hook Norton is situated around four miles North-East of Chipping Norton and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities

Mains water and sewerage, oil fired central heating, electricity supply.

Mobile Phone Coverage

4G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability

Ultrafast broadband is available with a download speed of 1,000mbps.

Tenure - Freehold

Local Authority

Cherwell District Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm



TOTAL: 3002 sq. ft, 279 m2
GROUND FLOOR : 1666 sq. ft, 155 m2, FIRST FLOOR : 1336 sq. ft, 124 m2
 Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed







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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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