



Talbot House
Queen Street | Hook Norton | Banbury | Oxfordshire | OX15 5PJ

TALBOT HOUSE

A stunning family home in the very sought after village of Hook Norton which comprises outstanding entrance hall, cloakroom/WC, fitted kitchen, utility room, superb dining orangery, sitting room, cellar, four double bedrooms in the main house, one having a wonderful dressing room and en-suite, family bathroom and an excellent lodge with sitting area, kitchenette, bedroom and shower room.



A stunning 18th century residence situated in the sought after village of Hook Norton comprising superb entrance hall with inglenook fireplace, WC, fitted kitchen, utility room, three outstanding reception rooms, cellar, four bedrooms and two bathrooms in the main house, beautiful lodge with kitchenette, sitting room, bedroom and shower room.

Benefiting from superb gardens and parking for four cars, this home really must be seen.

Ground Floor

Upon entering, the wonderful reception hall has slate flooring, wood panelling which is believed to have been reclaimed from Bodicote House, inglenook fireplace with wood burning stove and a window to the rear.

The inner hall has stairs which rise to the upper levels, a useful cloaks cupboard and steps leading down to the utility room.

The kitchen has ample work space and a range of fitted units to include oven with five ring induction hob, full height fridge and freezer and dishwasher whilst a window faces the rear elevation.

From the kitchen, access is provide to an outstanding dining orangery which has space for a table to seat twelve guests.

There are three windows, a feature raised stained glass window, velux window and French doors which lead out to the sun terrace.

The sitting room is of an excellent size and has access to the cellar, feature stone works to the walls, French doors to the sun terrace and access to a lovely reading area which has a window to the front and a door which leads to the cloakroom/WC.





Seller Insight

“Nestled in the heart of Hook Norton, one of Oxfordshire's most desirable villages, this exceptional home blends historic charm with modern comforts. Perfectly positioned on a quiet one-way street beside the church, the property offers the rare luxury of off-street parking in such a central location. From here, village life is literally on your doorstep—the butcher, the well-stocked shop, and the beloved Sun Inn are all just a minute's walk away—yet the house itself is a peaceful retreat, tucked away in a secluded and private setting.

Stepping inside, the sense of space is immediate. Designed to accommodate a growing family, the layout offers both intimacy and freedom, with light-filled rooms that encourage connection as well as quiet corners to retreat to. The family room is a versatile, airy space—ideal for lively gatherings around the dining table or a serene spot to work from home with natural light streaming in. At the front of the house, the entrance hall—fondly called the “red room”—creates a more intimate and cosy setting, perfect for unwinding by the fire on winter evenings.

The interiors flow effortlessly, enhanced by thoughtful renovations that honour the property's character while adding contemporary convenience. A recent kitchen redesign has created a bright and stylish hub of the home, while the removal of the airing cupboard allowed for the addition of a second bath on the upper floor, ensuring comfort for family and guests alike. The outbuilding has been transformed into a beautifully finished self-contained annex with full insulation, its own combi boiler, shower room, and fridge—ideal for visiting friends, extended family, or even as a boutique Airbnb opportunity.

Upstairs, the main bedroom is a true highlight: expansive and flooded with southern light, it enjoys sweeping views over the village and countryside beyond. Bedrooms throughout the house are generous and well-proportioned, giving everyone their own sense of space and privacy. The entire home benefits from modern upgrades, including a fully insulated hot water system and whole-house superfast Gigaclear broadband—ensuring seamless connectivity even through thick stone walls.

Outside, the magic continues. The south-facing garden is exceptionally private, with a secluded patio and well-established planting that invites long summer evenings outdoors. It is a tranquil oasis at the heart of the village—peaceful, not overlooked, and perfect for both quiet reflection and lively entertaining. Family gatherings, particularly Christmas, have become cherished traditions here, the home easily accommodating guests with warmth and style. Hook Norton itself is the kind of village many dream of calling home. With a doctor's surgery, dental practice, primary school, artisan butchers, local shops, and award-winning pubs all within walking distance, it offers true convenience without compromising on rural charm. Add to this the lively social calendar, excellent neighbours, and access to beautiful countryside walks, and the lifestyle here is one of community, comfort, and ease.

For the current owners, leaving will be bittersweet. They will miss not only the house itself—with its light, space, and character—but also the close-knit community that has made their years here so special. This is more than a property: it is a home that offers sanctuary, sociability, and a truly enviable village lifestyle.*

* 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 a door which has a staircase that leads to the upper floor and a window to the rear.

The guest bedroom has wood flooring, built in wardrobes, a sink unit and a window to the front with a window seat.

Another double bedroom has wood flooring, a sink unit and a window to the front, also with a lovely window seat.

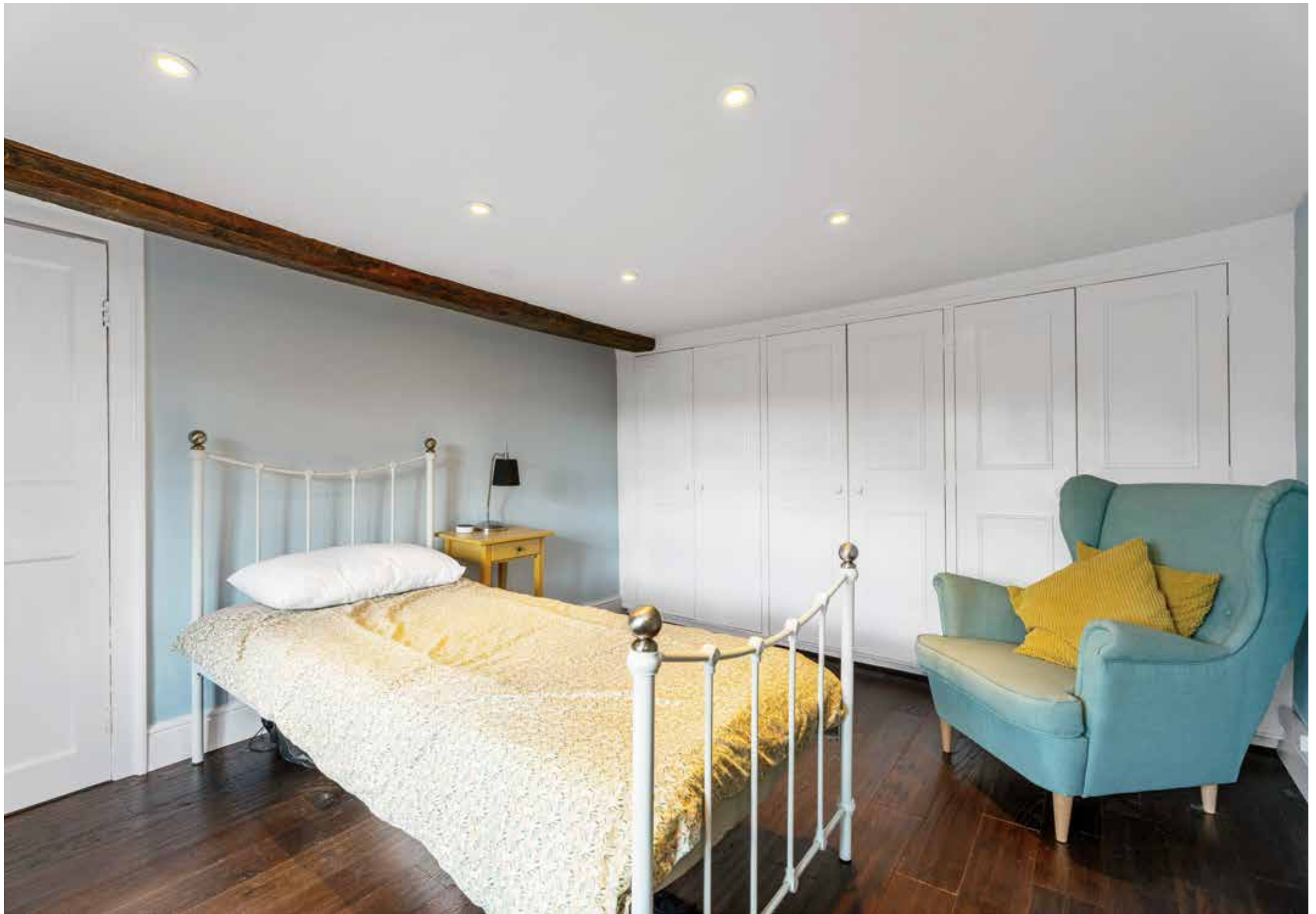
From the landing, steps lead down to a corridor which provides access to a sitting room/bedroom five, another double bedroom and family bathroom.

Second Floor

Without doubt, one of the main selling features of Talbot House is the superb second floor feature suite which is accessed from a central staircase and has a large bedroom with beautiful beams, built in wardrobes and a window to the front, a dressing area with built in wardrobes and an excellent en-suite bathroom.













The Old Forge

Located just a few steps from the sun terrace, The Old Forge is a wonderful conversion which offers additional accommodation to include a kitchenette, sitting room, first floor bedroom and a shower room making this ideal for a relative to live in whilst being close to family.



Outside

The gardens are stunning and there is a feature well, a good sized lawn area, mature trees, lovely views of the church and a seating area.

Immediately from the house is the large sun terrace which is ideal for getting together with friends and family.

Also benefiting from parking for four cars, an internal viewing is essential.

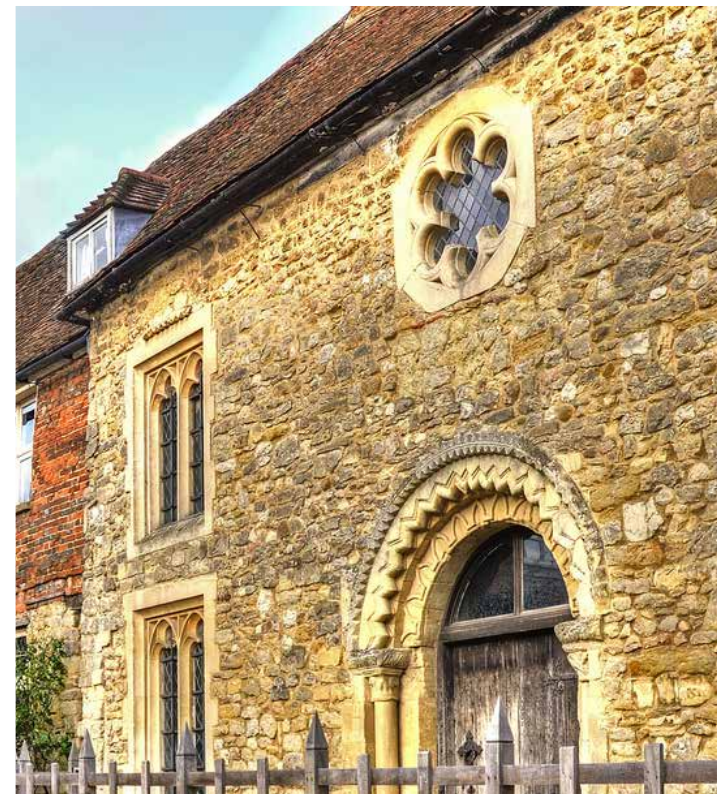






LOCATION

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

Tenure: Freehold

Council Tax Band: F

Local Authority: Oxfordshire County Council & Cherwell District Council

EPC: E

Property construction: Standard construction – stone & tile

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Oil fired central heating

Broadband: FTTP/FTTH Broadband connection available. Superfast broadband is available with a download speed of 1,000mbps. We advise you to check with your provider.)

Mobile signal/coverage: 5G mobile signal is available in the area - we advise you to check with your provider.)

Parking: Off road parking available for 4 cars.

Special Notes:

Chancel repair insurance policy is in place, although no liability is recorded on the church registry.

For information on any relevant covenants or easements, please speak to the agent.

Viewing Arrangements

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

Website

For more information visit - <https://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

Sunday - By appointment only





ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR



BASEMENT



SECOND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA: 2665 sq ft, 248 m²

LOW CEILINGS: 66 sq ft, 6 m²

CELLAR: 102 sq ft, 10 m²

OVERALL TOTALS: 2833 sq ft, 264 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







TERRY ROBINSON PARTNER AGENT

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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.

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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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