



Cherry Bank, The Bourne  
Hook Norton, OX15 5PB



ROUND & JACKSON  
ESTATE AGENTS









A deceptively large four-bedroom, detached, chalet bungalow with a good size garden and plenty of off-road parking. Located in the highly sought after village of Hook Norton.

#### The property

Cherry Bank, The Bourne, Hook Norton is a spacious, four-bedroom, detached chalet bungalow which sits on a nice size plot with a pleasant outlook to the front. The property has a private rear garden, ample driveway parking and there is a carport and garage to the side. The property also benefits from having a garden workshop and solar panels which offer a feed-in tariff for the electricity created. The property offers very versatile living accommodation over two floors with spacious reception rooms, good size bedrooms and there are three bathrooms. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, two double bedrooms (one with en-suite) a sitting room, kitchen, dining room, conservatory and a sunroom along with a family shower room with W.C. On the first floor there is a small landing and two good size bedrooms (one with en-suite) Outside to the front there is a single garage, a carport and there is ample driveway parking. To the rear there is a pleasant lawned garden with established trees and shrubs and there is a useful workshop and a pond. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A spacious hallway with doors leading to all ground floor accommodation. There are stairs rising to the first floor and there is a useful understairs storage cupboard.

#### Sitting Room

A spacious sitting room with a window to the front aspect along with a window and double doors leading into the sunroom. There is an inset log burning stove with a brick surround and oak mantelpiece.

#### Dining Room

A spacious open-plan dining room leading into the conservatory extension. There is plenty of space for table and chairs and doors leading into the garden.

#### Kitchen/Breakfast Room

The kitchen is fitted with a range of wooden fronted cabinets with worktops over and tiled splashbacks. There is an integrated electric oven, a four-ring electric hob and extractor hood and there is space and plumbing for a washing machine and dishwasher along with space for a free standing fridge-freezer. There is a one-and-a-half bowl sink and drainer and tiled flooring throughout. There are windows to the side and rear aspects and a door leading into the carport. The kitchen is a very bright and airy space due to the large amount of windows.



#### Ground Floor Shower Room and W.C

Re-fitted with a large walk-in shower, toilet and a wash basin. There is a heated towel rail and tiled splashbacks along with tiled flooring and there is a window to the side aspect.

#### Conservatory

A good size conservatory with French doors leading into the garden and there is an insulated roof fitted making this a very usable space throughout the year.

#### Bedroom Two

Located on the ground floor this is a good size double bedroom with two windows to the front aspect. There is an en-suite fitted with a shower cubicle, toilet and hand basin with vanity storage beneath and there are tiled splash backs along with tiled flooring.

#### Bedroom Four

A large double bedroom located on the ground floor with a window to the front aspect.

#### First Floor Landing

There are doors to two bedrooms and a window to the rear aspect.

**Guide Price: £600,000**





#### Bedroom One

A large main bedroom with a window to the front aspect offering pleasant views across open countryside and there is also a window to the rear aspect. There is a built-in cupboard which houses the hot water tank and gives further storage options. There is a door into the en-suite which is fitted with a white suite comprising of a shower cubicle, toilet and wash basin with vanity storage beneath. There is floor to ceiling tiling and a window to the rear aspect along with a heated towel rail.

#### Bedroom Three

A large bedroom with built-in storage cupboards within the eaves, and there is a window to the rear aspect.

#### Outside

There is a very private rear garden with established trees, plants and shrubs with stone-edged borders and a pond. There is a paved patio adjoining the house and there is an access door leading into the carport and driveway with an outside tap fitted. There are various outbuildings including a workshop, with power and lighting fitted, and also a covered area currently housing a hot tub. There is access to the side of the property where there is a good size storage area. To the front of the property there is a large block paved driveway providing parking for several vehicles and there is a pretty stone wall surrounding the property offering a good amount of privacy. There is a five-bar gate leading into the driveway and there are various trees and shrub borders.



#### Garage

There is a single garage which is fitted with an up-and-over door with power and lighting fitted and the oil fired boiler is located here.

#### Carport

A useful addition to the property providing parking for two vehicles and leads to the garage. There is a block paved driveway and a further roller door leading onto the driveway.

#### Situation

Hook Norton is located south west of Banbury towards the market town of Chipping Norton. It is a larger ironstone village in picturesque rolling countryside. The village is well served by a range of local shops, a post office and both doctors and dentists surgeries. There is a choice of public houses, a parish church and a Church of England primary school, butchers and petrol station. There is a senior school at Chipping Norton and private education in the area includes; Bloxham (co-ed), Tudor Hall Banbury (girls) and St. Johns Prep Banbury. There are train services to London Paddington from Charlbury and from Banbury to London/ Marylebone. Connections to the M40 motorway are either at junction 10 (Ardley) for the South or Junction 11 (Banbury) for the North. The property is also within easy access of the new Soho Farmhouse in Great Tew.

#### Directions

From Banbury proceed in a South Westerly direction on the A361 towards Bloxham. Continue through Bloxham and take the second exit at the mini round about signed Chipping Norton. After approximately one mile turn right for Milcombe and Hook Norton. Travel through Milcombe and follow the left hand bend towards Hook Norton. Enter the village on Station Road continue along this road through the village where you will come into Mobbs Lane. Turn right onto Mobbs Lane and then take the first left into The Bourne. You will find Cherry Bank on your right hand side after a short way.

#### Services

All mains services connected with the exception of gas. Oil fired central heating.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.







Ground Floor  
Approx. Floor  
Area 1621 Sq.Ft.  
(150.55 Sq.M.)

First Floor  
Approx. Floor  
Area 493 Sq.Ft.  
(45.83 Sq.M.)



**Total Approx. Floor Area 2114 Sq.Ft. (196.38 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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