



Holt Cottage, High Street
Hook Norton, OX15 5NF





A charming two-bedroom mid-terrace cottage with a south-facing garden and a single garage, ideally located in the heart of Hook Norton, offered for sale with no onward chain.

The property

Holt Cottage, Hook Norton is situated in a quiet position in the heart of this popular and well-served village. This charming two-bedroom mid-terrace cottage is offered for sale with no onward chain. The property benefits from a south-facing rear garden and an additional single garage within a nearby block. The accommodation includes a good-sized kitchen/diner, spacious sitting room, and a ground-floor cloakroom/W.C. Upstairs are two large double bedrooms and a family bathroom. Requiring modernisation and updating throughout, the property offers excellent potential to create a lovely village home in a highly sought-after location. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Kitchen/Diner

A spacious kitchen/diner forming part of a rear extension added in the 1990s, with stairs rising to the first floor and understairs storage cupboards. Doors lead to the sitting room and cloakroom/W.C. Fitted with a range of shaker-style cabinets with worktops over and tiled splash backs, incorporating an inset sink and drainer, integrated electric oven, four-ring electric hob and extractor hood.

There is ample space for a table and chairs, fitted shelving, an electric storage heater, window to the rear aspect, and a glazed door opening onto the garden.

Cloakroom/W.C

Fitted with a green suite comprising a low-level WC and wash hand basin with tiled splash backs.

Sitting Room

Located within the original part of the house, a spacious sitting room with a bay, sash window to the front aspect, offering ample space for living room furniture.

First Floor Landing

A spacious landing with doors leading to all first-floor rooms. Built-in cupboard housing the hot water tank with shelving, and loft hatch providing access to the roof space.



Bedroom One

A large double bedroom situated within the original part of the house, featuring a sash window to the front aspect, exposed beam, built-in wardrobe, and wall-mounted electric storage heater.

Bedroom Two

A large double bedroom located within the newer part of the house, with windows to the rear aspect, a large built-in storage cupboard with hanging rail, and electric storage heater.

Bathroom

Fitted with a white suite comprising a large shower cubicle, low-level WC, and wash hand basin with vanity storage cupboard beneath. Tiled walls, cork flooring, and heated towel rail.

Outside

To the rear of the property is a private southeast-facing paved garden with established planting. Steps rise to a gravelled area with gated rear access, and there is also an outside tap.

Garage

Single garage with up-and-over door and pitched roof. The garage will be found in the middle of the block of three to the rear of the property.



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 into Chapel Street and then High Street. Holt Cottage can be found ahead of you on the bend, to the left of the Lion House Dental Practice terrace of buildings. The front door to the property is at the rear, accessed via the lane at the left-hand-side of the terrace.

Services

Services All mains services are connected with the exception of gas. Electric storage heaters.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

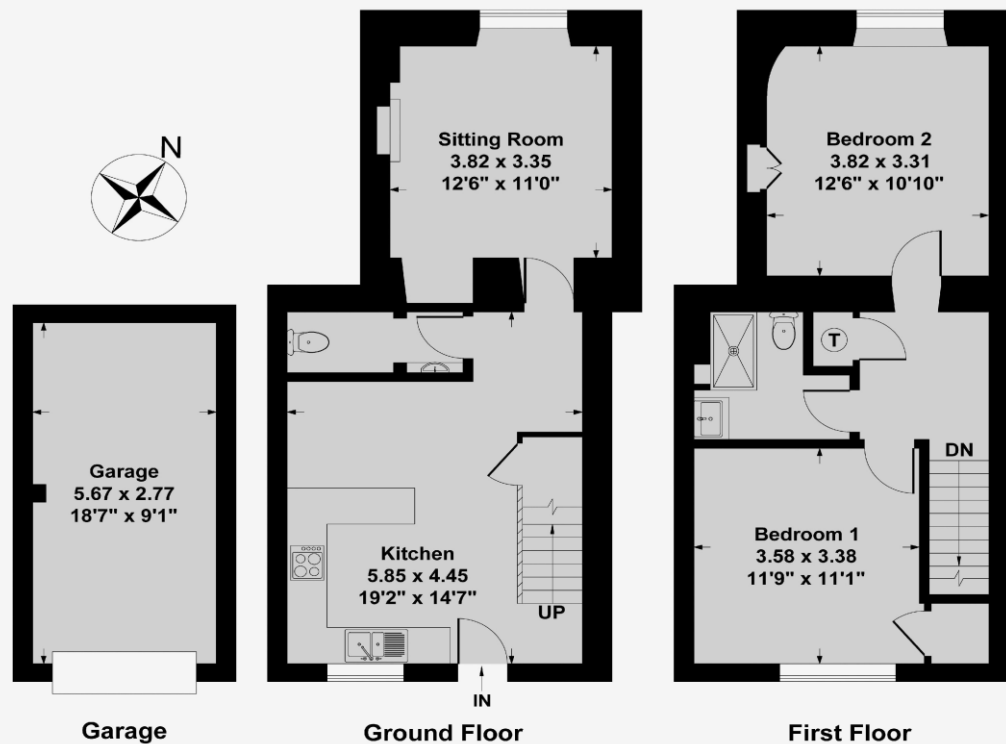
Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Asking Price: £325,000





Ground Floor Approx Area = 41.00 sq m / 441 sq ft
First Floor Approx Area = 41.42 sq m / 446 sq ft
Garage Approx Area = 15.70 sq m / 169 sq ft
Total Area = 98.12 sq m / 1056 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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