THE ODD HOUSE

BRICK HILL, HOOK NORTON, OXFORDSHIRE



Characterful village farmhouse dating from c.1750 with annex in need of modernisation

Ground Floor: Entrance Hall • Kitchen/Dining Room
Drawing Room • Bedroom • Storeroom

First Floor: Master Bedroom with En-Suite
Two Double Bedrooms • Shower Room

Second Floor: Double Bedroom • Bathroom
Self-contained One Bedroom Annex

Outside: Off Road Parking • Spacious Garden







Butler Sherborn

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DESCRIPTION

Dating from c.1750 and having been used as a working farm until 1955, The Odd House is a charming village house hosting a wealth of original features. Its distinctive layout offers a wonderful sense of individuality, with well-proportioned rooms. While having been well maintained by the current owners it could benefit from some updating and has great scope for extending the accommodation within the current footprint, subject to the usual regulations.

The ground floor is approached through an entrance hall, providing access to the generous drawing room with log burner. The kitchen/dining room provides a setting for family life and informal dining. Also on the ground floor is a further bedroom, a cloakroom and an additional entrance area, together with a useful storage and utility area.

The first floor comprises a double bedroom with adjoining bathroom and plentiful built in wardrobes. There are two further double bedrooms and a shower room on this floor. The second floor provides a further bedroom with adjoining bathroom facilities, creating a private space tucked away at the top of the property.







There is also a self-contained one-bedroom annex which is accessed off the back hall of the house.

Externally, the house displays attractive traditional stone elevations beneath slate roofs, complemented by characterful windows and architectural details. A substantial gravelled drive provides a generous approach to the property, while the adjoining outbuildings and traditional timber doors contribute to its distinctive period appeal. The garden is approx. 0.25 of an acre and provides good views of the village.

TENURE

Freehold

SERVICES

Mains water, drainage, electricity and oil-fired heating. Fibre to the house. No tests on the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Cherwell District Council

COUNCIL TAX

Band F

EPC

Rating E





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

Please telephone Butler Sherborn, Stow Office -
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DIRECTIONS (OX15 5QA)

From the high street in Hook Norton, opposite the shop go down Bell Hill, then stay left and up Brick Hill. The Odd House is 100 yards up the road on your left.

what3words: ///rivers.zips.requiring



The Odd House

Approximate Gross Internal Area = 262.0 sq m / 2820 sq ft
Store = 17.7 sq m / 190 sq ft
Total = 279.7 sq m / 3010 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1349004)



Towns
Chipping Norton 5 miles
Banbury 8.8 miles
Moreton in Marsh 11.7miles
Stow on the Wold 12.5 miles

Pubs
The Sun Inn 0.2 miles
The Pear Tree Inn 0.5 miles
Norman Knight, Whichford 3.9 miles
The Red Lion, Long Compton 5.4 miles

Schools
Hook Norton C of E Primary School 0.6 miles
Chipping Norton High School 5.6 miles
Bloxham School 5.8 miles
Tudor Hall 7.3 miles
Kingham Hill School 9.1 miles

Members Clubs
Soho Farmhouse 6.2 miles
Daylesford Organic Shop & Spa 10 miles
Estelle Manor 17.7 miles

Train Stations
Banbury 9.7 miles
Kingham 10.2 miles

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The Property Ombudsman

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