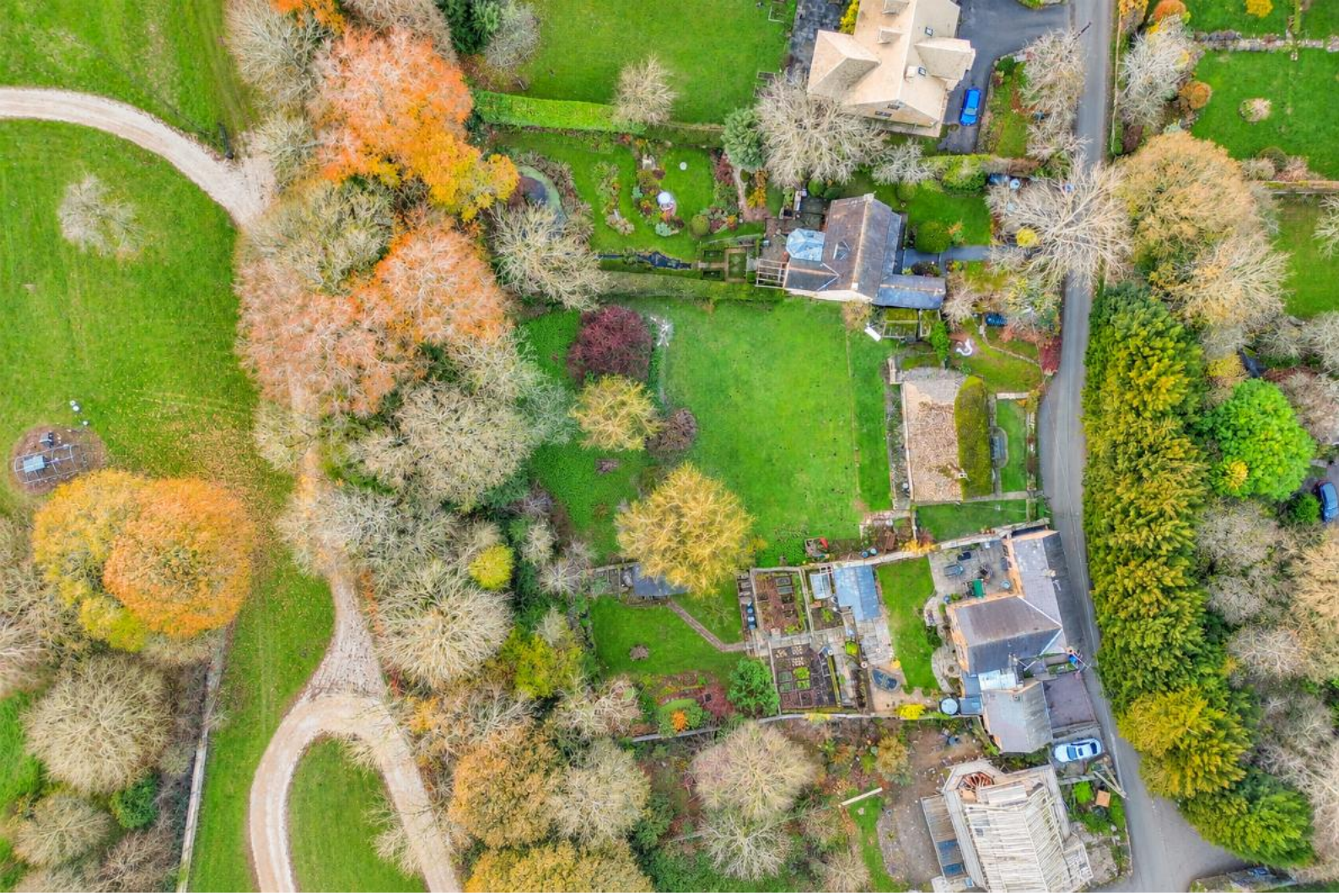

Ponderosa

Offers Over £650,000
Hook Norton. OX15

An exceptional opportunity to acquire a four-bedroom detached bungalow with significant development potential, set within a superb plot of just under half an acre in one of North Oxfordshire's most desirable villages. Offering scope to modernise, extend or potentially create an entirely new home (STPP), opportunities of this nature in Hook Norton are particularly rare.

- Four bedroom detached bungalow
- Plot of just under half an acre
- Garage
- In need of modernisation
- Excellent scope to improve and extend (STPP)
- Potential redevelopment opportunity (STPP)
- Grounds extending to Hook Norton Brook
- Highly desirable village location
- Council Tax E I EPC E
- Tenure Freehold I Unregistered title

THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES















An exceptional opportunity to acquire a four-bedroom detached bungalow with significant development potential, set within a superb plot of just under half an acre in one of North Oxfordshire's most desirable villages. Offering scope to modernise, extend or potentially create an entirely new home (STPP), opportunities of this nature in Hook Norton are particularly rare.

The property occupies a superb plot extending down to Hook Norton Brook, including a garage. The generous grounds offer an increasingly rare opportunity for those wishing to create a wonderful single-storey home, with the space and flexibility to tailor the property to their own requirements. Equally, Ponderosa presents an exciting proposition for those looking to undertake a more substantial development project or build their own bespoke home in an established village setting, subject to the usual planning permissions and consents. It is anticipated that a planning report will be made available to prospective purchasers.

Hook Norton is widely regarded as one of the finest villages in the area, combining attractive period architecture, beautiful surrounding countryside, excellent village amenities and a thriving community.

Properties offering this combination of location, plot size and potential are exceptionally rare. Whether seeking a bungalow to modernise and enjoy for years to come, or a site upon which to create an entirely new home, Ponderosa represents a particularly special opportunity.

Hook Norton is one of North Oxfordshire's most desirable villages, situated amidst beautiful rolling countryside between the market towns of Banbury and Chipping Norton, on the edge of the Cotswolds. Renowned for its attractive stone properties, historic architecture and thriving community, the village offers an exceptional quality of rural life.

The village is particularly well served by an excellent range of amenities, including a village shop and post office, independent butcher, doctor's surgery, dentist, veterinary practice, library, primary school and sports and social club. There are two village pubs, the historic Church of St Peter and, of course, the renowned Hook Norton Brewery. The surrounding countryside offers an extensive network of footpaths and bridleways.

The area is fortunate to have excellent schooling, with secondary schools in Chipping Norton and Bloxham, alongside a number of highly regarded independent schools, including Kitebrook, Bloxham, Tudor Hall and Winchester House. The Oxford schools are also within reach.

Some of the area's most popular lifestyle destinations are nearby, including Soho Farmhouse, Daylesford Organic, Estelle Manor and RH England at Aynho Park.

Despite its rural setting, Hook Norton is well connected. Chipping Norton and Banbury provide a comprehensive range of shopping and leisure facilities, whilst mainline railway stations at Banbury and Charlbury offer direct services to London Marylebone and Paddington respectively. The M40 also provides convenient access to London and Birmingham.

- Tenure: Freehold
- Local Authority: Cherwell District Council
- Council Tax Band E
- Utilities: Oil-fired heating, mains electric, drainage & water

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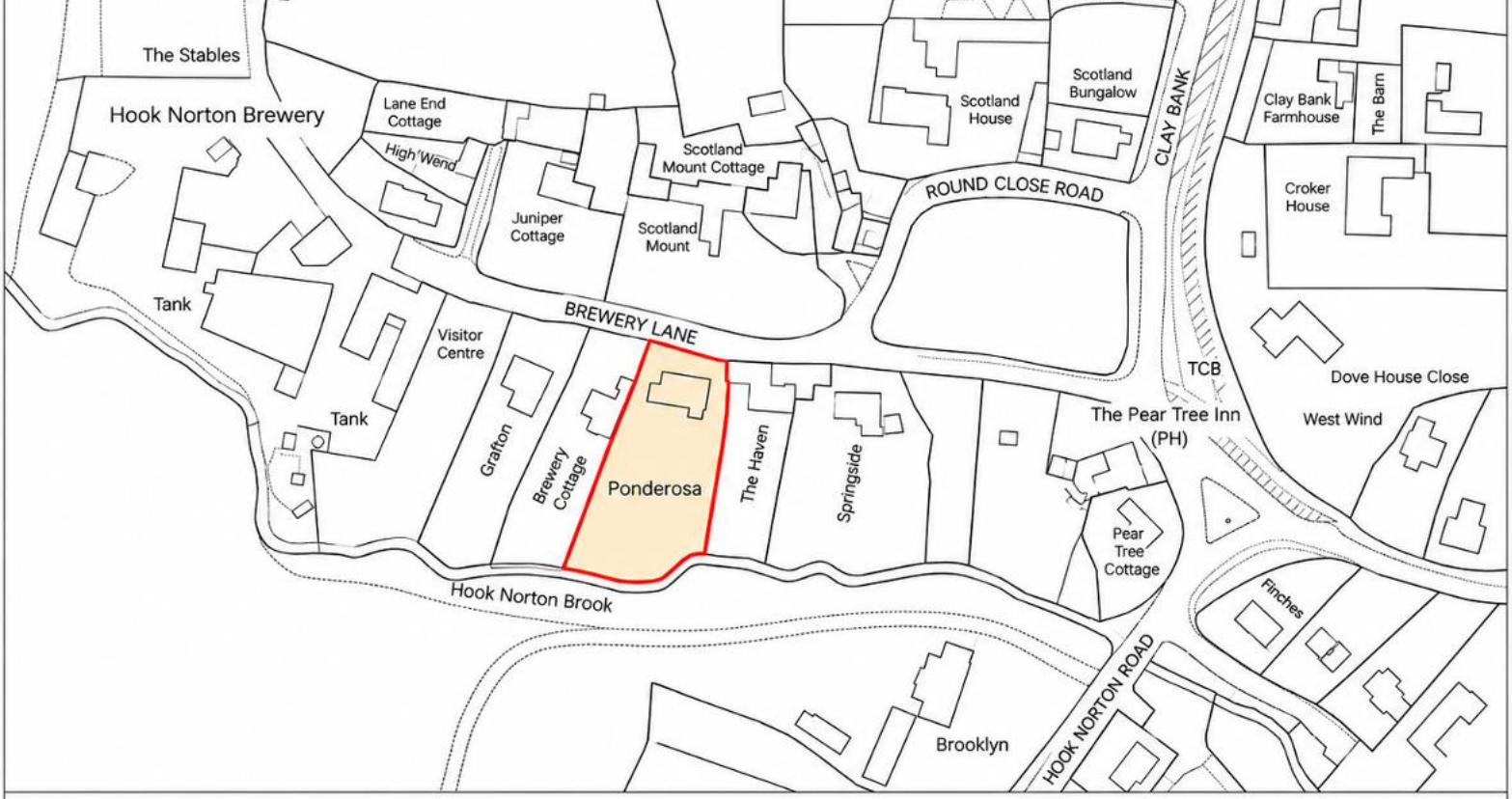
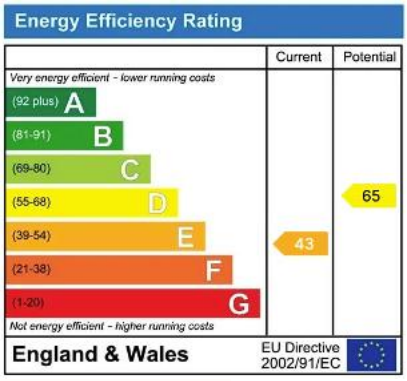
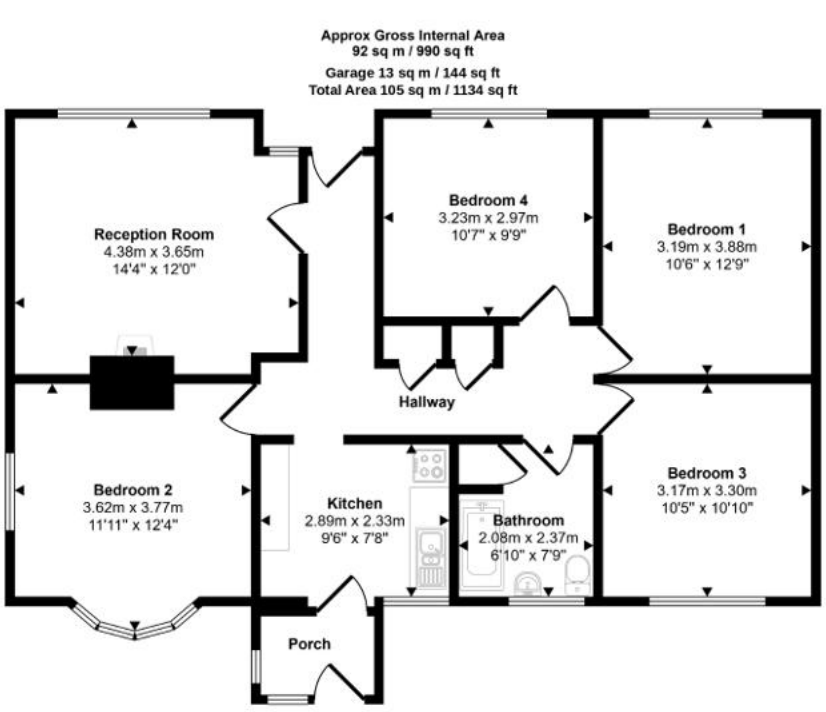


Ponderosa

Hook Norton, Oxfordshire

This plan is for identification purposes only.
Its accuracy is not guaranteed and it should not be relied upon as a statement of fact.





Floorplan

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 and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

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