



3 Bell Street

Hornton, Oxon, OX15 6DD



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom family home with a large garden and beautiful countryside views located on the edge of this highly sought after and pretty village.

The Property

3 Bell Street, Hornton is a spacious three-bedroom family home which sits on a generous plot and has open countryside views to the rear. The property is located within this sought after and pretty village which has many characterful properties. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, dual aspect sitting room and kitchen/dining room. On the first floor there is a central landing, three good sized bedrooms and a modern family bathroom. Outside of the property to the front there is a mature garden with established plants and shrubs and paved steps leading down to the front door. A particular feature to the property is the superb rear garden which is predominantly laid to lawn with a patio seating area, established hedge, plant and shrub borders and far-reaching countryside views. The parking will be found on street on a first come first served basis.

We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, stairs rising to the first floor and doors to all downstairs accommodation.

Sitting Room

A spacious, dual aspect sitting room with a central log burner.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over, tiled splashbacks and a one and a half bowl porcelain sink and draining board. There is an integrated single oven with a four-ring electric hob above and extractor hood over, space and plumbing for a free-standing washing machine and slim line dishwasher and undercounter fridge. There is a large pantry and an understairs storage cupboard, ample space for dining furniture and windows to the front and rear aspect with door leading to the rear garden.

First Floor Landing

A central landing with a window to the rear aspect with countryside views, a hatch to the loft space and doors to all first-floor accommodation.

Bedroom One

A spacious double bedroom with a fitted wardrobe and a window to the front aspect

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A small double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, vanity unit, W.C., heated towel rail and attractive tiled splash backs. Window to the rear aspect.

Outside

The property benefits from beautiful gardens to the front and rear. To the front there are established shrubs and plants with steps leading to the front door. A particular feature to the house is the mature garden to the rear which is predominantly laid to lawn with plant and shrub borders and views to the open countryside and a patio seating area to the rear of the garden.



Situation

Hornton is a popular conservation village. There is a well-regarded primary school, public house and a thriving community. More comprehensive amenities can be found in Banbury, Stratford-upon-Avon, Warwick, Leamington Spa and Oxford. Access to the M40 (Jct 11 Banbury) and (Jct 12 Gaydon). At Banbury there is a mainline railway station with trains to London Marylebone and Birmingham (just under the hour).

Directions

From Banbury proceed in a northwesterly direction along the Warwick Road (B4100). After approximately two miles turn left where signposted to Horley and Hornton. As you enter Horley, bear right at The Red Lion towards Hornton. After a further two miles turn left where signposted to Hornton. Proceed down the hill and travel through the village passing the school on the right hand side bearing sharp left into Bell Street. Number 3 will be found on your left just before you leave the village.



Services

Mains water, drainage and electricity. Oil fired central heating.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

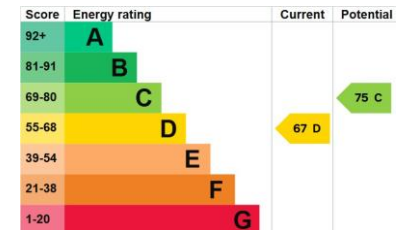
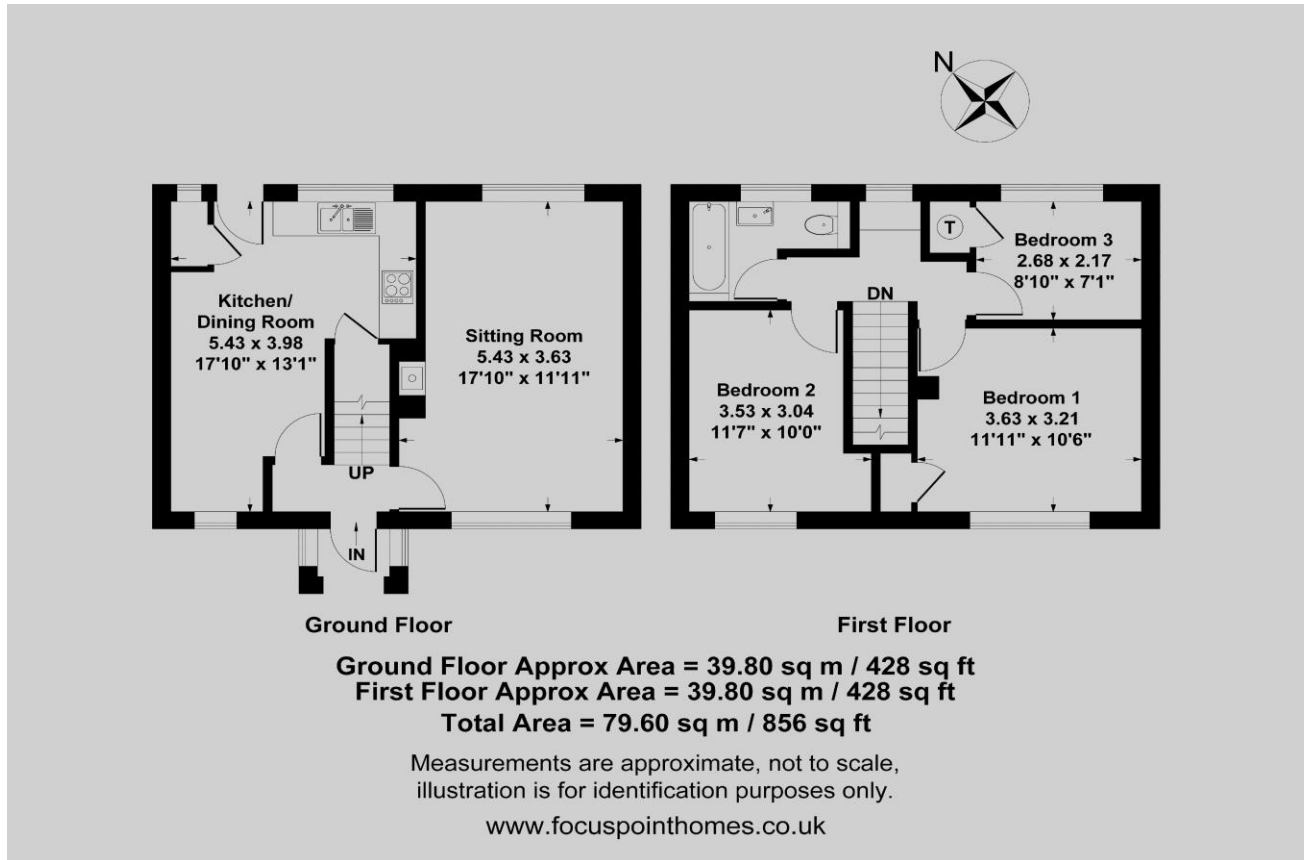
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: **£350,000**





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

T: 01295 279953 E: office@roundandjackson.co.uk

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

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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