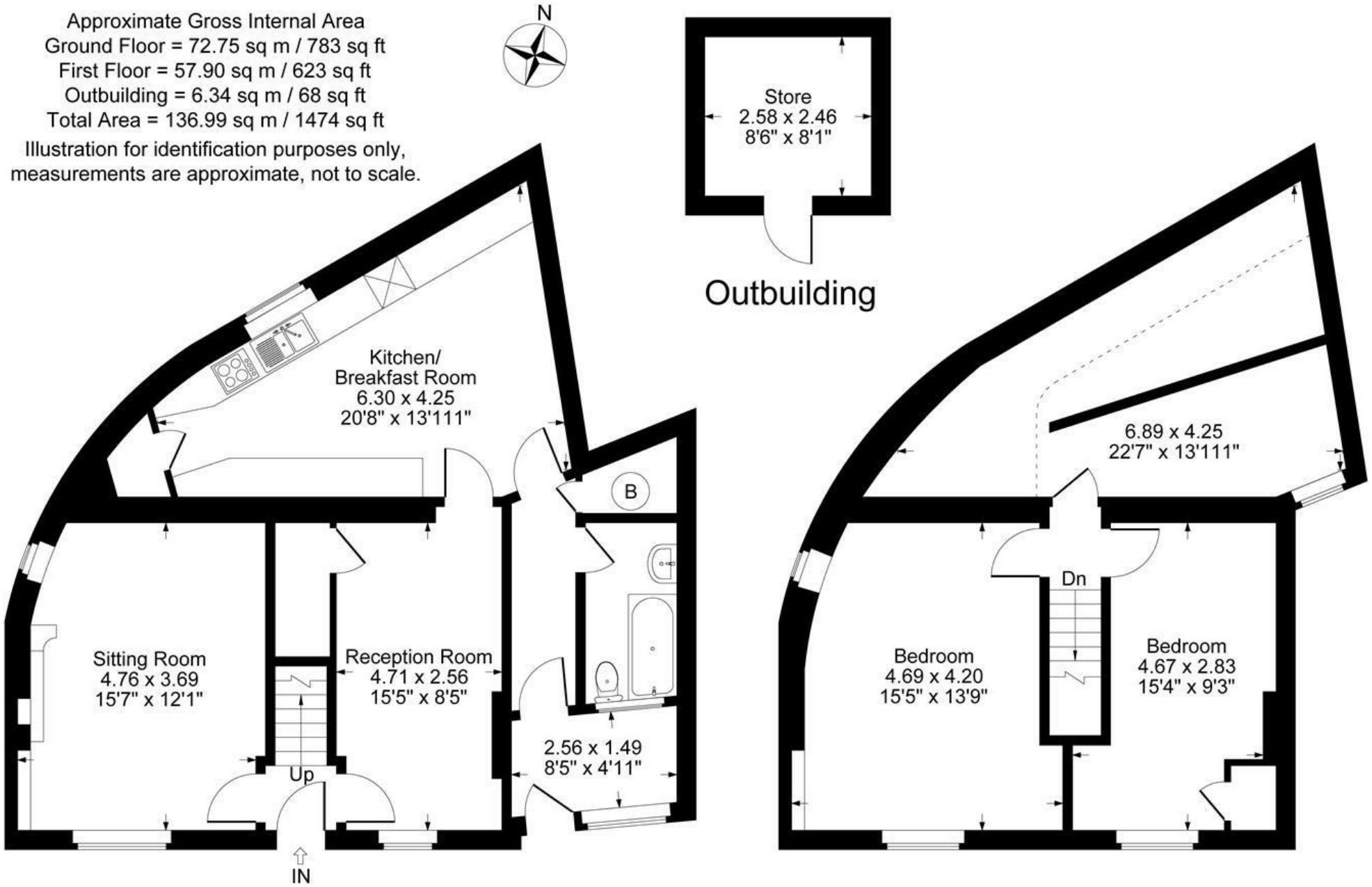
FAIRFAX & Co
ESTATE AGENTS

High Street, Hook Norton - No Onward Chain

Approximate Gross Internal Area
Ground Floor = 72.75 sq m / 783 sq ft
First Floor = 57.90 sq m / 623 sq ft
Outbuilding = 6.34 sq m / 68 sq ft
Total Area = 136.99 sq m / 1474 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Denotes restricted head height

The Property
Melrose is a charming period home positioned in the heart of Hook Norton, coming to the market for the first time in 56 years. Offering enormous potential throughout, the property now requires complete modernisation and renovation, presenting a rare opportunity to create a wonderful home in a central village setting.

The property opens into a small entrance hall with stairs directly ahead and access to the principal reception rooms on either side. To the left is the sitting room, a bright double aspect space with windows to the front and side elevations allowing plenty of natural light, centred around an open fireplace. To the right is a further reception room, again with an open fireplace, window to the front and useful understairs storage cupboard.
To the rear of the property is the kitchen which offers ample space and clear potential to create a spacious contemporary kitchen, with the added benefit of a pantry cupboard. A side hallway leads through to the bathroom and lean-to area, with a door opening onto the garden.

Upstairs are two spacious bedrooms together with an additional room currently featuring a low ceiling height, but offering excellent potential to be developed into a third bedroom or bathroom, subject to the necessary planning consents. The room already benefits from an existing window.

Outside, the garden is a real highlight of the property, enjoying a lovely lawned area with planted borders creating a mature and attractive setting. There is also a breeze block outbuilding and garden shed providing useful storage.
Melrose enjoys a superb central position within the sought after village of Hook Norton and offers an exciting opportunity for buyers looking to restore and modernise a character property with significant potential.

Situation
Hook Norton is a vibrant village in North Oxfordshire, nestled between Banbury and Chipping Norton. It boasts a range of amenities, including a village shop, butcher, post office, two pubs, a local brewery, and a well-regarded primary school. There is a real sense of community with lots of clubs and groups to choose from.
Chipping Norton offers more extensive shopping, dining, and entertainment options, while Banbury, Oxford, and Stratford-upon-Avon provide additional facilities within easy reach.
The village has excellent transport links, with train services to London from nearby Charlbury and Banbury, as well as easy access to the M40 motorway.
Local leisure options include a sports club, tennis courts, and attractions like Soho Farmhouse and Daylesford Organic Farm.

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