

JASMINE COTTAGE

HOOK NORTON, OXFORDSHIRE



An attractive Grade II listed thatched cottage in Hook Norton

Ground floor: Sitting/dining room • Kitchen/breakfast Room • Utility • Shower

First Floor: Main bedroom with shower room • Double Bedroom • Family bathroom

Second Floor: Double Bedroom

Outside: Off road parking • Garage

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Built in the 1700s, Jasmine Cottage is a Grade II listed thatched period home, with lots of character and original features. Jasmine Cottage is approached through a garden gate taking you into an enclosed setting. The small entrance hall leads you into an open plan sitting and dining room, this room features exposed brickwork, original beams and an attractive open fireplace creating a warm space to sit in.

The kitchen is well-appointed with generous worktop space, a range of storage and a Rangemaster cooker with extractor hood. The central island provides additional space, storage and seating for informal dining. Filled with natural light the kitchen enjoys a nice outlook onto the garden.

Leading from the kitchen, the utility room offers practical laundry facilities, further storage and direct access to the garden. Completing the ground floor is a shower room.

The first floor offers two well-proportioned double bedrooms. The main bedroom features exposed beams, an attractive stone fireplace and an abundance of natural light. It is also complimented by an adjoining shower room. The second double bedroom also benefits from exposed beams and built in wardrobes, providing ample storage. The family bathroom completes the first floor, fitted with a classic roll top bath and tiled flooring.

The third double bedroom is on the second floor, tucked away beneath the eaves. This bedroom offers a versatile space that could be used as a guest bedroom, home office or hobby room.

Outside, the enclosed garden has been thoughtfully landscaped with a combination of lawn, gravel pathways and mature shrubs. The garden provides an ideal space for outdoor dining, entertaining or relaxing.



The property also benefits from off road parking in front of the detached single garage, providing parking for one vehicle along with useful additional storage space.

SERVICES

Mains water, drainage and electricity. Oil fired central 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.

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.

LOCAL AUTHORITY

Cherwell District Council, 39 Castle Quay, Banbury, OX16 5FD
W: www.cherwell.gov.uk | T: 01295 227001

COUNCIL TAX

Band F

EPC

Exempt

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office - T: 01451 830731 | E: stow@butlersherborn.co.uk

DIRECTIONS (OX15 5LE)

what3words: /// ///caring.rewarding.recliner



Towns

Chipping Norton 5.4 miles
Banbury 8.5 miles
Moreton in Marsh 12 miles
Stow on the Wold 13.7 miles



Pubs

The Sun Inn 0.3 miles
The Pear Tree Inn 0.6 miles
Norman Knight, Whichford 3.8 miles
The Red Lion, Long Compton 5.6 miles



Schools

Hook Norton C of E Primary School 0.2 miles
Bloxham School 5.4 miles
Chipping Norton High School 6.0 miles
Tudor Hall 7 miles
Kingham Hill School 9.4 miles



Members Clubs

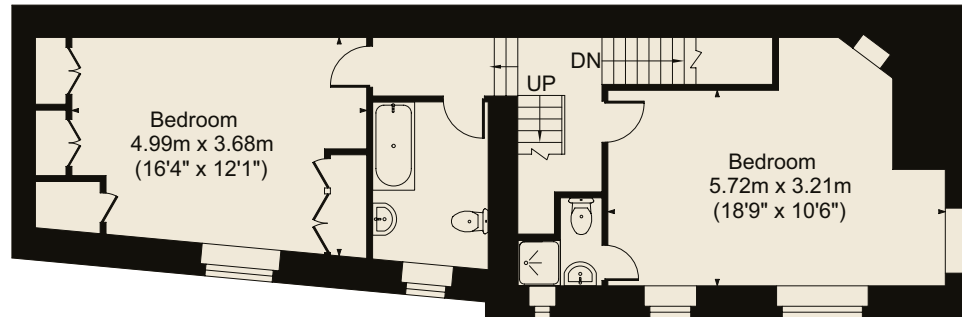
Soho Farmhouse 6.7 miles
Daylesford Organic Shop & Spa 10.3 miles
Estelle Manor 18 miles



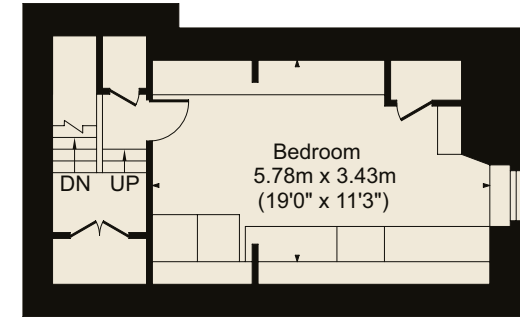
Train Stations

Banbury 9.3 miles
Kingham 10.6 miles

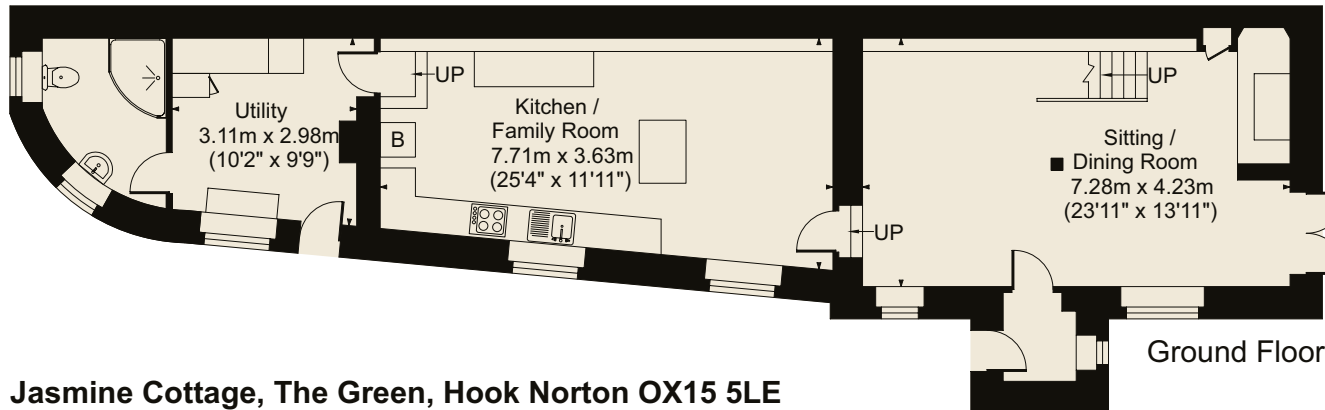




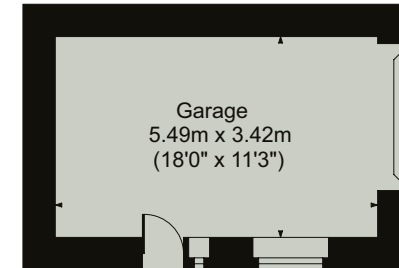
First Floor



Second Floor



Ground Floor



Garage

Jasmine Cottage, The Green, Hook Norton OX15 5LE

Main House Approx. Gross Internal Area:- 168.46 sq.m. 1813 sq.ft.

Garage Approx. Gross Area:- 18.77 sq.m. 202 sq.ft.

Total Approx. Gross Area:- 187.23 sq.m. 2015 sq.ft.

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances

and other features are approximate only.

www.dmlphotography.co.uk

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