

# High Street, Hook Norton



**FAIRFAX**

— & Co —

ESTATE AGENTS

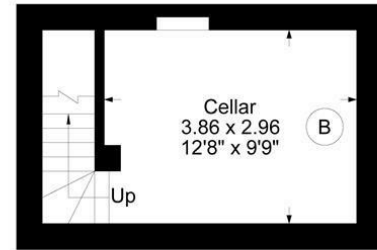


Approximate Gross Internal Area  
Cellar = 14.23 sq m / 153 sq ft  
Ground Floor = 80.70 sq m / 869 sq ft  
First Floor = 64.24 sq m / 691 sq ft  
Total Area = 159.17 sq m / 1713 sq ft

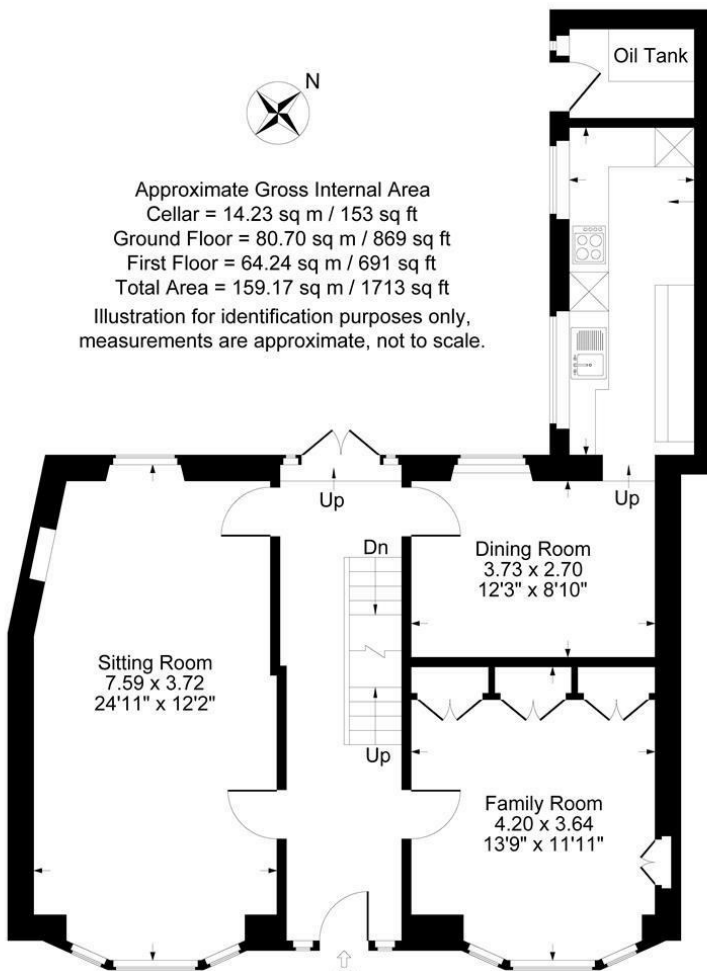
Illustration for identification purposes only,  
measurements are approximate, not to scale.

Oil Tank

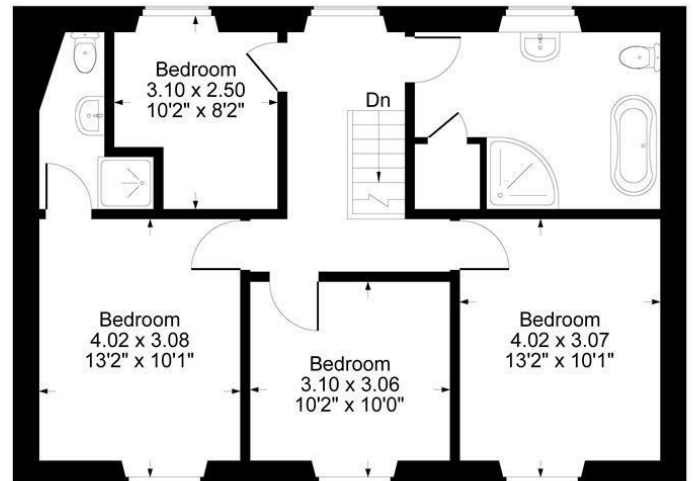
Kitchen  
5.01 x 1.91  
16'5" x 6'3"



Cellar



Ground Floor



First Floor



# **AN ELEGANT DOUBLE-FRONTED TOWNHOUSE IN THE HEART OF HOOK NORTON, OFFERING A BLEND OF PERIOD CHARM AND MODERN LIVING, WITH SPACIOUS INTERIORS, A PRIVATE COURTYARD GARDEN, AND A SUPERB VILLAGE SETTING.**

## **The Property**

Nestled in the heart of Hook Norton, Church House is an elegant double-fronted townhouse, beautifully constructed from local Hornton stone beneath a slate-tiled roof. Extended to the rear, the property seamlessly blends period charm with contemporary living.

Set behind metal railings, the front door opens into a spacious and light-filled hallway, featuring oak flooring and a staircase leading to the first floor, along with access to the cellar. The ground floor boasts two superb reception rooms, both benefiting from wide bay windows with a desirable southerly aspect that floods the space with natural light. The sitting room retains a charming fireplace with a wood burning stove, while the study/snug offers an inviting atmosphere with a feature fireplace and bespoke built-in bookshelves.

The handcrafted kitchen is thoughtfully designed, featuring solid walnut worktops and high-quality integrated appliances, including a Neff electric oven, ceramic hob, fridge/ freezer, dishwasher, and washing machine. Adjoining the kitchen is a cosy dining room, perfect for family meals or entertaining. Upstairs, there are three spacious double bedrooms and a single bedroom. The principal bedroom benefits from an ensuite shower room, while the stylish family bathroom includes a Victoria + Albert freestanding bath, a fully enclosed shower, a wash hand basin, and a low-level WC. A pull-down staircase from the principal bedroom reveals an impressive attic room, spanning the entire width of the house. Naturally divided by exposed beams, this versatile space is ideal for a hobbies room or storage.

The rear courtyard garden is a private and tranquil space which is paved and enclosed by mellow stone walls. Gated side access provides security and convenience without the need to pass through the house.

Church House offers a wonderful balance of character, space, and modern comforts in a highly sought-after village setting. Viewing is highly recommended.

## **The 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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