



Period village property with annex and workshop

The Nook, Hook Norton, Oxfordshire

£850,000



Spacious Victorian property with a wealth of period features • Sympathetically modernised and renovated • Sought after village • Self contained annex • Workshop with BIC use • Off road parking

Local information

Hook Norton is an active, sought after village situated in North Oxfordshire between the market towns of Banbury and Chipping Norton close to the Cotswolds. The village is particularly well served with a large village shop, butcher, post office, two pubs, famous local brewery, doctor and dental surgeries, library, vet and well renowned primary school.

The popular market town of Chipping Norton is nearby and offers more extensive shopping and entertainment with an active local theatre and many restaurants and pubs. Comprehensive facilities can also be found in Banbury, Oxford and Stratford-upon-Avon as well as Cheltenham and Birmingham.

Transport connections are good to the village with train services to London/Paddington from Charlbury (fast service from 75 minutes) and from Banbury to London/Marylebone (fast service from 55 minutes). Connections onto the M40 motorway are either at junction 10 (Ardley) for the south or junction 11 (Banbury) for the north.

Leisure and sporting activities in the area include a film, cricket, football and tennis club in the village; Soho Farmhouse at Great Tew (7 miles); Daylesford Organic Farm shop and spa at Daylesford (11 miles); golf at Tadmarton Heath, Chipping Norton and Lyneham; theatre at Oxford and Stratford-upon-Avon; horse racing at Cheltenham and Warwick; polo at Kirtlington. The

surrounding area includes the Cotswolds Area of Outstanding Natural Beauty and hosts many footpaths and bridleways for walking and riding.

There are excellent educational facilities in the area including well renowned primary school at Hook Norton. Senior schools at Bloxham, Chipping Norton and Banbury. Public schools at Bloxham School, Sibford, Kingham Hill, Tudor Hall, Cardus and Kitebrook, with the Oxford Schools also within easy reach.

All distances and times are approximate.

About this property

The Nook is an attractive, deceptively spacious Victorian four-bedroom property situated in an elevated position set back from the road. As well as being ideal for village living within walking distance of the village shop, school and other amenities, it offers a self-contained annex and office for ancillary living, and a workshop with light industrial use permission (BIC) connected to three phase electrics. The property therefore boasts two potential incomes streams. There is also the benefit of a useful boot room/study and further storage sheds.

The current owners have sympathetically modernised and renovated the property, dating back to 1890, maintaining much of its character and charm including flagstone floors and fireplaces and yet has the





addition of some more contemporary twists with solid oak parquet flooring in the kitchen, folding open glass doors to the rear garden and replacement hand crafted shutters on the bedroom windows. It now offers spacious family living.

The ground floor consists of the flagstone hallway with plenty of south facing natural light, leading through to the sitting room and snug. The formal sitting room has good ceiling height and benefits from a wood burning stove and south facing sash bay window overlooking the front garden. Through into the snug with built in shelves and a beautiful flagstone floor, there is a further multi fuel stove which feeds a thermal store, which provides heating and hot water. (There is also an immersion heater for hot water.)

The kitchen and utility area are well equipped with a bespoke fitted kitchen, solid oak worktops, as well as a central island offering a useful workspace and seating area. There are two sinks, a Bosch induction hob, electric Bosch oven, Bosch built in dishwasher and fridge, space for large fridge/freezer and washing machine. This opens into the light and airy dining area with glass folding doors opening out on to the paved courtyard and garden beyond. A wc can be found just off the utility.

Upstairs are four bedrooms over two floors with a contemporary family bathroom. The principal bedroom on the second floor has the addition of a separate loo and sink. The bedrooms boast bespoke woodwork with an

extensive bookcase in bedroom two, and useful built in storage under beds in bedroom three and four as well as further wardrobes under the stairs leading to the principal bedroom.

Outside, close to the house is a brick outbuilding which is used as a study/workspace with a cedar clad wall making it an attractive space to work from and is currently being used as a boot room. The garden is mainly laid to lawn with a sandstone path leading to a second paved seating area, perfect for outdoor entertaining. The large shed, annex, office and workshop benefit from access from two gated rear drives laid to gravel where you will find the off-road parking directly accessed via Old School End. The light annex benefits from bi folds doors, a courtyard and has a kitchen with induction hob and integrated dishwasher and fridge as well as a sitting room area, separate shower room with loo and a mezzanine double bedroom above, ideal for guests to stay. The office also benefits from solid parquet flooring, or could also be used as a second bedroom for the annexe.

The commercial workshop, which could also be used as offices, with light industrial permission is a fantastic space positioned at the end of the second drive enabling independent access from the property if required and offers three phase electrics as well as separate services, there is also an additional storage shed here. There are endless opportunities to be offered with this property not to be missed!





Key attributes include striking Victorian property with a wealth of period features; popular village with extensive facilities; accessibility to Soho Farmhouse and communication links; self-contained annex and workshop/ offices with BIC use providing a separate income stream: off road parking.

DIRECTIONS:

From Banbury, take the A361 signed to Chipping Norton and after passing the village of Bloxham, turn right to Hook Norton. Continue through Milcombe and on to Hook Norton. On entering the village continue to the towards the center of the village, drive past the village shop and church on the High Street onto Netting Street. The property can be found slightly elevated on the right-hand side set back from the road.

SERVICES:

Mains water, electricity and drainage. Two multi fuel stoves, one feeding a 350l thermal heat store with additional immersion heater. Broadband is connected to the property.

AGENTS NOTE:

The footpath to the front of the property is shared with the neighbouring property. Hot water and heating are via a multi fuel stove and heat store, with the necessary pipework installed to enable the use of solar energy for future use. Planning application pending for permission to holiday let annex.

COUNCIL TAX BAND: D

POSTCODE: OX15 5NP

TENURE: Freehold

LOCAL AUTHORITY
Cherwell District Council, Tel:
01295 252535

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





The Nook, Hook Norton, Oxfordshire
Gross internal area (approx) 1,476 sq ft
Outbuildings 1,411 sq ft
Total 2,887 sq ft

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The Nook, Hook Norton

Gross internal area (approx):
 House: 137 sq m (1,476 sq ft)
 Annexe: 39 sq m (420 sq ft)
 Outbuildings: 92 sq m (991 sq ft)
 Total: 268 sq m (2,887 sq ft)
 Inc. Restricted head height
 For identification only. Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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