

# HIGH ROCK

HOOK NORTON • OXFORDSHIRE



savills



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Approximate distances:

Chipping Norton 5 miles • Soho Farmhouse 7 miles  
Banbury 9 miles (London Marylebone from 57 minutes)  
M40 (J11) 11 miles • Oxford 25 miles

Spacious, period village living

Entrance hall • kitchen/breakfast room • dining room  
sitting room • utility • pantry • w.c.

Master bedroom with en suite bathroom  
4 further bedrooms, one with an en suite bathroom  
& family shower room

Generous, south west facing garden  
with vegetable garden and greenhouse

Off road parking for two - three cars

YOUR ATTENTION IS DRAWN TO THE IMPORTANT  
NOTICE ON THE LAST PAGE OF THE TEXT







## SITUATION

- 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 57 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 sports and tennis club in the village; Soho Farmhouse at Great Tew (7 miles); Daylesford Organic Farmshop and Spa at Daylesford (11 miles); golf at Tadmorton Heath, Chipping Norton and Lyneham; theatre at Oxford and Stratford-upon-Avon; Horse racing at Cheltenham and Warwick; Hunting with the Heythrop and Warwickshire Hunts, 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, Tudor Hall and Sibford School, with the Oxford Schools also within easy reach.





## DESCRIPTION

- High Rock is an attractive, detached, Edwardian double fronted house located in the sought after village of Hook Norton. It is of stone construction under a slate roof with a useful and attractive porch.
- The property benefits from a wealth of period features, including exposed original timber floorboards and skirting, cast iron fireplaces, stain glass windows and original picture rails.
- The sitting room and dining room are wonderfully light with high ceilings, bay windows and original fireplaces.
- To the rear of the house is a spacious kitchen/breakfast room with a range of base and wall units, with timber

and granite work surfaces, breakfast bar, sink, Sandyford Cooker and heating system, separate gas hobs. The breakfast room benefits from bifold doors onto the terrace, under floor heating, base units with wooden worktop and an additional sink.

- There is also a walk in, north facing pantry, wc and a utility room accessed from the garden.
- The five, spacious bedrooms are laid out over the first and second floors. Two have en suite bathrooms and there is a family shower room and extensive attic storage.

- The south west facing garden provides the rare opportunity of an extensive outdoor space in a central village location. It comprises a terrace, pergola, pond, lawn, vegetable garden and various sheds / stores. Potential for construction of additional building in the garden, subject to relevant consents.
- There is also a gravel, off road parking area.

Key attributes include: striking period property with a wealth of period features; popular village with extensive facilities; accessibility to Soho Farmhouse and communication links; generous, south west facing garden and off road parking.





### ACCOMMODATION

See floor plans below.

### 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 centre of the village and turn right onto Sibford Road. At the crossroads continue along Sibford Road and High Rock can be found in a slightly elevated position on the left hand side.

### SERVICES

Mains water, electricity and drainage, oil central heating. Broadband is connected to the property.

COUNCIL TAX BAND : F

POSTCODE : OX15 5JX

TENURE : Freehold

### LOCAL AUTHORITY

Cherwell District Council. Tel: 01295 252535

### AGENTS NOTE

The property benefits from a right of way over the lane to the side of the house.

### VIEWINGS

Strictly by appointment with Savills.

Details prepared: September 2019

Photographs taken: June/July 2019





## HIGH ROCK

Approximate Gross Internal Area:

Total: 257.12 sq.m. / 2466 sq.ft.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

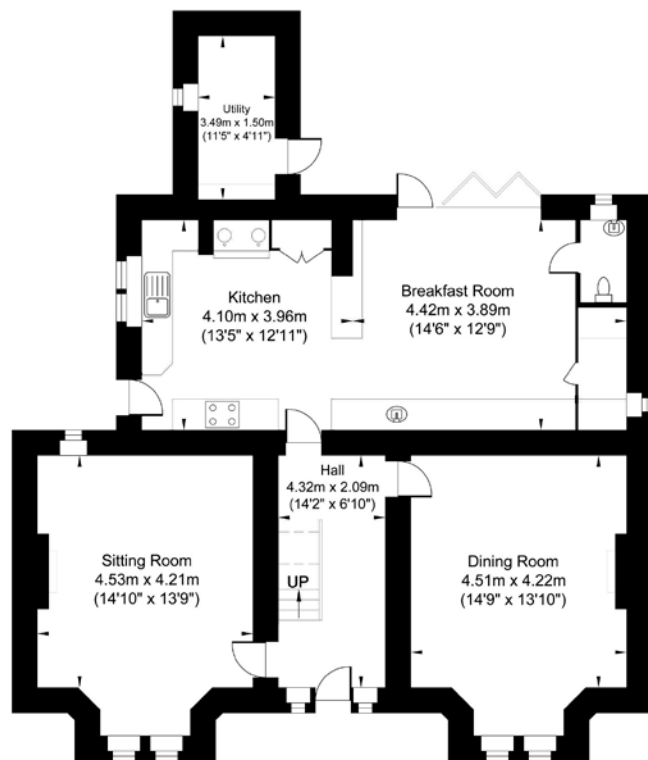
(39-54) **E**

(21-38) **F**

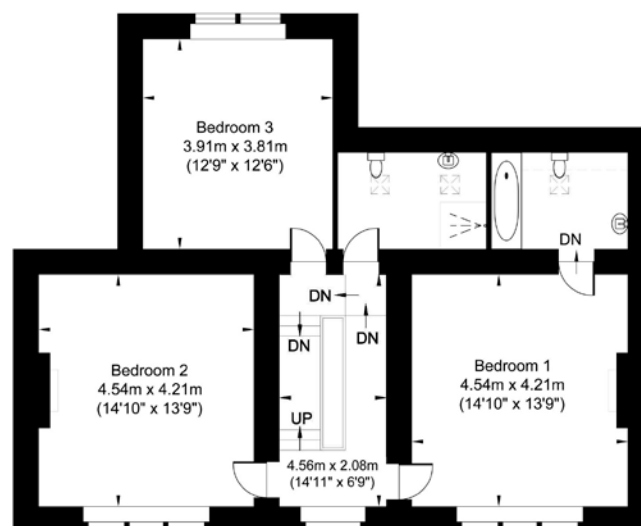
(1-20) **G**

Not energy efficient - higher running costs

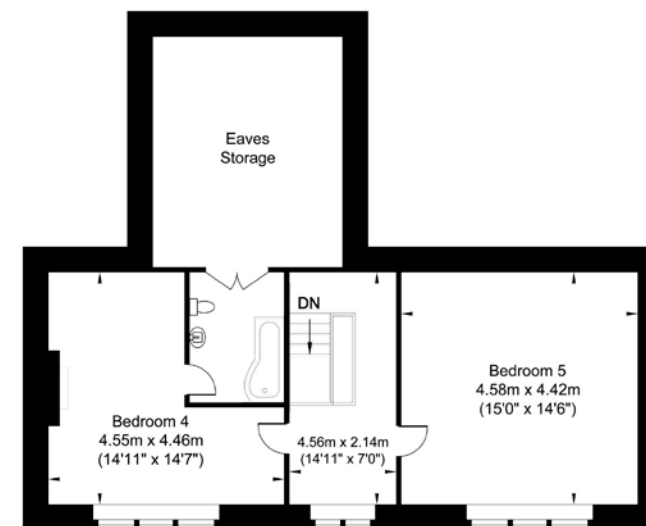
Current	Potential
32	73



Ground Floor



First Floor



Second Floor



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