

Southrop House
Hook Norton
Oxfordshire



Strutt
& Parker

Land and property. Since 1885.



4,198 - 5,527 sq ft (390 - 513 sq m) | Freehold
3 reception rooms | Library | Kitchen/ breakfast room
7 bedrooms | 3 bathrooms
Detached 3 bedroom cottage | Office | Outbuildings | Stabling
Gardens and grounds including a tennis court
Nearly 6 acres

Guide price £2,750,000



A very attractive and light Grade II listed edge of village house set in wonderful gardens and grounds, extending to nearly 6 acres including a tennis court with uninterrupted views to the west and south. The house has a separate three bedroom cottage, stables and outbuildings surrounding a courtyard. On the market for the first time in over eighty years.

THE PROPERTY

The house is 17th century with 18th and 20th century additions. It has been the much loved home of the current owner's family for nearly 90 years. As such, the sale offers a once-in-a-generation (or two) opportunity to buy a house of this nature with its beautiful views and location. Built of local stone under a Stonesfield slate roof, the house provides generous and light accommodation over three floors. It includes the original staircases, old oak floorboards and many features synonymous with its age. The layout can be seen from the floor plan. The house has good access to the lovely gardens and faces west to the rear.



OUTSIDE

A courtyard provides ample parking. The mature gardens to the rear are southwest facing and beautifully landscaped. There is a secret garden, a walled garden, a kitchen garden and an orchard. There is also a tennis court and paddock/field with a stream and copse at the bottom. In addition, there is a charming detached cottage, currently with ground floor accommodation but potential to develop the large attic subject to the necessary consents. As such the house is ideal for those looking for separate accommodation or a granny flat.





LOCATION

Hook Norton is a historic and pretty village located on the edge of the Cotswolds between Chipping Norton and Banbury. The village is supported by a thriving community with excellent local amenities including a sports and social club, a doctor’s surgery, a dentist, a library, an excellent primary school and a veterinary surgery, along with the beautiful Norman Church of St Peter. There is also a combined village store and post office and an independent butcher as well as two pubs serving beer from the renowned award winning Hook Norton brewery. Comprehensive shopping facilities are available in the market towns of Chipping Norton, Banbury and further afield Stratford-Upon-Avon and Oxford.

The village is well located for popular Soho Farmhouse, Daylesford, Estelle Manor and Restoration Hardware. Communications are good with Banbury and Charlbury stations providing mainline services to London Marylebone and Paddington respectively.

Schooling in the area is excellent, with a good local primary school in the village and secondary schools in Bloxham and Chipping Norton. There are many accessible private schools including Willow on the Farm, Kitebrook, Bloxham, Tudor Hall and Winchester House. The Oxford schools are also within reach.

GENERAL

Local Authority : Cherwell District Council Tel: 01295 227001

Council Tax: House Band G, Cottage Band E

EPC Rating House F, Cottage E

Services: Mains water, electricity and drainage, oil fired heating.

Rights of way, wayleaves and easements: The house is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.



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Total Area (2.33 ha / 5.77 ac)

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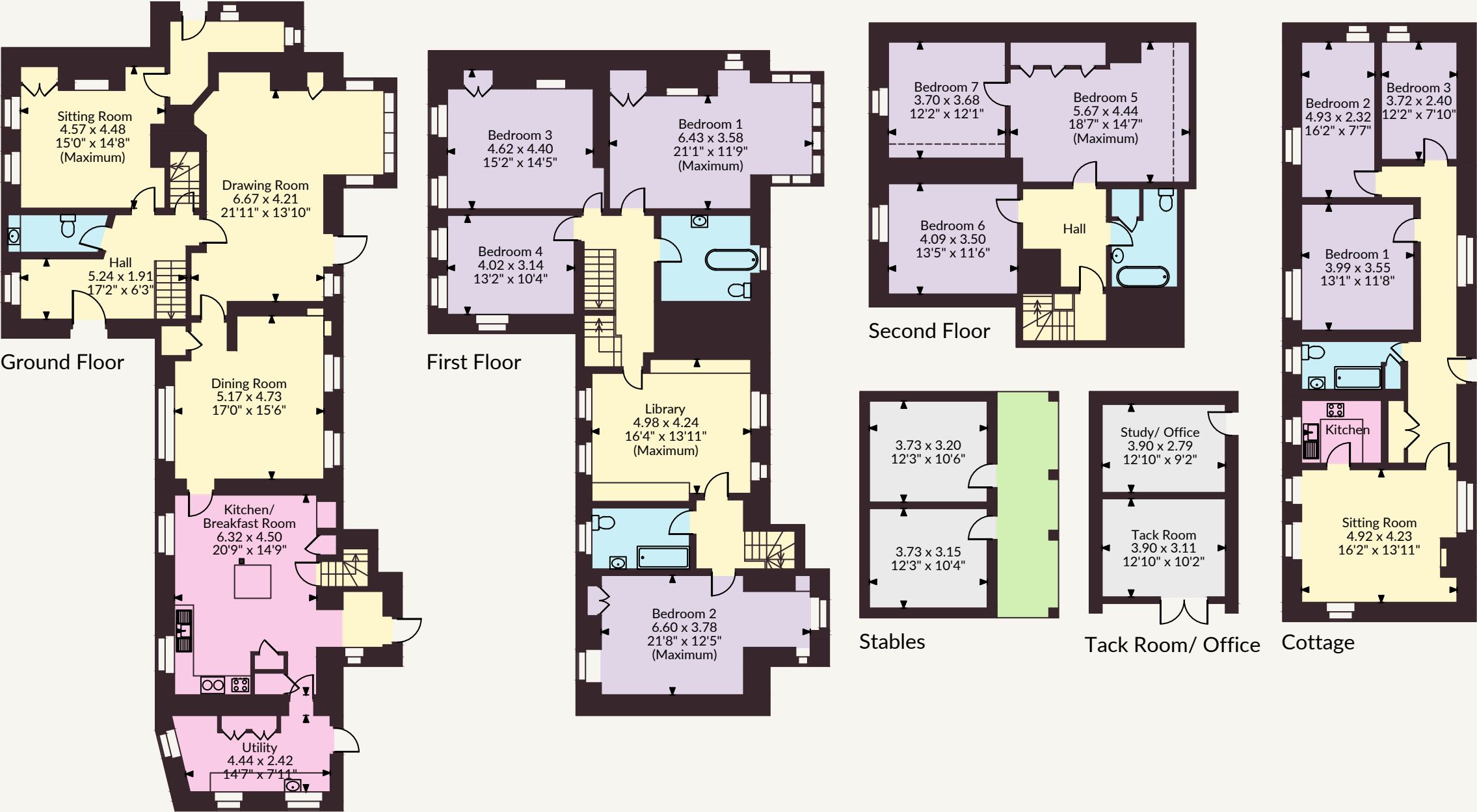
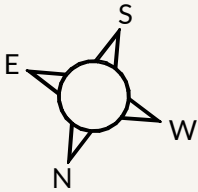
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Southrop House Southrop Road, Hook Norton
Approximate gross internal area 4,198 sq ft (390 sq m)

Cottage = 926 sq ft (86 sq m)
Tack Room / Office = 255 sq ft (24 sq m)
Stables = 261 sq ft (25 sq m)
Total = 5,527 sq ft (513 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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