



The Willows, Hornton, Oxfordshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Willows Millers Lane Hornton Oxfordshire OX15 6BS

Set into the hillside, The Willows is a charming, detached property built of local Hornton stone with far reaching village views and featuring Drystone walls to the front and rear.

Banbury train station 7.2 miles (London Marylebone from 1 hour), M40 (Jct 11) 7.5 miles, Stratford Upon Avon 15 miles, Bicester 22.6 miles (Bicester North to London Marylebone from 40 minutes)

Entrance Hall | Kitchen | Sitting room with dining area | Family bathroom | 2 double bedrooms | 1 single bedroom/study | Principal suite with en suite shower room | Garden approximately 100 ft x 55ft Garage | Off road parking | EPC rating D

The property

Built of local Hornton stone, The Willows is a detached property in an elevated position within the village. Upon entering the property there is a central entrance hall which provides access to all main reception and bedrooms and stairs that lead to the principal suite fitted with an en suite shower room and storage space.

The ground floor comprises a large sitting/ dining room with French doors to the garden and separate dining space for more formal living and fireplace housing a wood burning stove with characterful beams it is an inviting and bright room to enjoy. The kitchen is fitted with eye and base level units and a stable door provides access to the rear garden. A family bathroom and 2 double and 1 single bedroom complete the accommodation. All ground floor carpets are recently replaced.

Outside

To the front of the property there is off road parking for several cars and access to the ground level garage with fitted shelving and housing a new combi boiler.

12 Steps lead to the front door and raised gardens where an area of lawn can be found with village views.

To the rear of The Willows there is a south west facing garden with stepped terraces perfect for alfresco dining and a large, but steep area of lawn. Featherboard fencing defines the boundary.

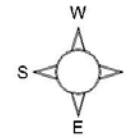
Location

Hornton is a picturesque, historic village set in rolling North Oxfordshire countryside with local amenities including a well-regarded primary school, a 12th Century church with an active community and the popular Dun Cow public house. There are extensive facilities in the market towns of Banbury, Warwick (17 miles), Leamington Spa (18 miles) and Stratford-upon-Avon. Nearby Banbury offers a good range of high street shopping, retail parks and restaurants, along with a leisure centre. Wellregarded independent schools includes St John's Priory School, Sibford School, Bloxham School and Tudor Hall. A wealth of sporting and leisure activities are on offer in the area.

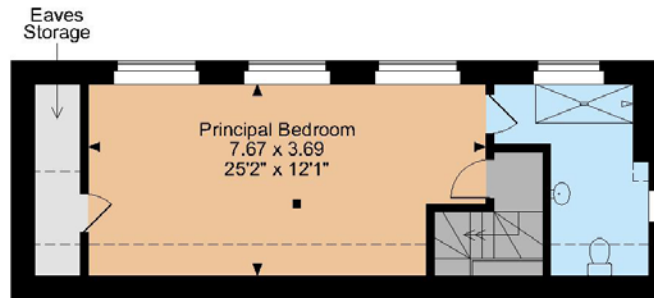




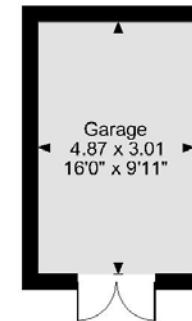
The Willows, Millers Lane, Hornton
Main House internal area 1,246 sq ft (115 sq m)
Garage internal area 158 sq ft (15 sq m)
Total internal area 1,404 sq ft (130 sq m)



Ground Floor



First Floor



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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Directions

From Strutt & Parker's Banbury office, join the A361 and then turn left onto B4100/Warwick Road and after the 3rd roundabout take the A422. Continue on the A422/Stratford Road towards Wroxton and follow the road for approximately 3.2 miles and take the right turn sign-posted to Hornton on to quarry road. Follow this road until your first right hand turn on to Millers Lane and the property can be found on the righthand side.

General

Local Authority: Cherwell District Council
Services: Mains electricity, water and drainage. Oil fired combi boiler
Council Tax: Band E
Tenure: Freehold
Guide Price: £550,000

Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

01295 273592

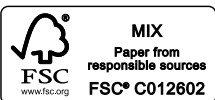
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