



Cawley House
Hornton, Oxfordshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A beautifully presented family home in a sought after village.

Cawley House is one of two, unique and luxury built homes within the heart of the village.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



PARKING



GARDEN



FREEHOLD



VILLAGE



2621 SQ FT



**GUIDE PRICE
£975,000**



The property

Cawley House is an impressive home providing over 200 sqm of living space, with accommodation set over three floors. The house is built on a generous 1/6 acre plot that occupies an elevated position with commanding views of the surrounding countryside.

Interior Design

The property is quintessentially traditional from the exterior with a contemporary interior layout that provides for modern open-plan living. As you enter the property there is a central hall from which a generous study / bedroom 5, WC and shower room, boot room and the large double garage can be accessed.

A bespoke, oak & glass staircase rises to the first-floor accommodation which comprises a large living area, open plan kitchen / diner with designer fitted kitchen incorporating a large island. Bi-fold doors lead out onto a large Indian stone paved terrace with steps onto the garden area. A separate family snug/TV room, utility room and WC complete the first-floor

accommodation. On the second floor there are 4 double bedrooms with a family bathroom and the principal bedroom incorporating an en suite WC/ shower room. With discerning buyers in mind, the property boasts a premium specification with luxury materials and finishes throughout, these include**

- All bathrooms benefiting from Geberit & Hansgrohe fittings;
- All exterior and interior doors, solid oak with contemporary door furniture;
- Ground and first floor finished with large format rectified porcelain tiles;
- Handleless kitchen design with marble work surfaces, Neff appliances and Qooker tap.

The property also embraces latest energyefficiency design approaches; incorporating a Mitsubishi air source heat pump with underfloor heating system, thermal store and wifi/app remote control of each living zone.



Outside

The property occupies an enviable position, a short distance uphill from the centre of the village. A grand design from the front, the front curtilage comprises a large gravel drive and with ample parking for 3 or more cars. Additional parking is afforded by the integral double garage, which incorporates provision for electric car charger point.

To the rear of the property there is a large garden that extends over 30 metres to the rear boundary. This terraced garden has the potential for the new owners to introduce their own soft-landscaping theme to create a wonderful outdoor space, a major feature of the property.

All the hard landscaping works are complete with large patio terrace, steps up to a level lawned garden and further steps to the top terrace. At this level the shell of a contemporary summerhouse has been constructed (incorporating mains electric supply), offering

the new owners the opportunity to create an amazing work from home, or home-gym space, with beautiful views of the surrounding countryside and village below.

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 local market towns of Banbury, Warwick (17 miles), Leamington Spa (18 miles) and Stratford upon-Avon (13 miles). Nearby Banbury offers a good range of high street shopping, retail parks and restaurants, along with a leisure centre. Well regarded 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.



Distances

- Banbury 6.2 miles
- Kineton 6.7 miles
- Stratford Upon Avon 15.4 miles
-

Nearby Stations

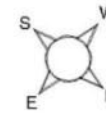
- Banbury train station 7.2 miles (London to Marylebone under 1 hour)
- M40 (j11) 7.5 miles
- Stratford Upon Avon 15 miles

Nearby Schools

- Hornton Primary School
- Wroxton Primary School 3.1 miles
- Kineton High School 6.7 miles



Main House internal area 2,179 sq ft (202 sq m)
 Garage internal area 347 sq ft (32 sq m)
 Garden Office internal area 95 sq ft (9 sq m)
 Total internal area 2,621 sq ft (243 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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Floorplans

House internal area 2,179sq ft (202 sq m)
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 For identification purposes only.

Directions

OX15 6BS

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General

Local Authority: Cherwell District Council

Services: Air source heat pump, mains water, electrics and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

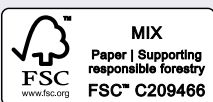
Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

01295 273592

banbury@struttandparker.com
 struttandparker.com

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