



Walnut Bank

Bell Street, Hornton, Banbury, Oxfordshire OX15 6DB

HAMPTONS
INTERNATIONAL

Beyond your expectations

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Four Bedrooms | Three Reception Rooms | Conservatory | Kitchen/Breakfast Room | Utility Room | Cloakroom | Master Bedroom with En-Suite Shower Room | Family Bathroom | Double Garage and Driveway | Established Front and Rear Gardens backing onto Countryside | In all 0.26 of an acre

Guide Price £625,000 Freehold

Description

A spacious and well presented four bedroom detached family home located towards the edge of this highly regarded village with a superb garden, standing in a quarter of an acre backing onto countryside views. Constructed of local ironstone beneath a tiled roof with pvcU windows, the property offers a welcoming split level entrance that gives access to the ground and first floor accommodation with wood panelled doors complemented by wooden floors. There are three reception rooms, of which the sitting room features a stone open fireplace. The kitchen has been recently re-modelled to provide modern units complemented by granite work surfaces with free standing space for appliances. The conservatory enjoys a pleasant outlook across the garden and countryside beyond. There are four generous bedrooms with an en-suite bathroom to the master bedroom.





Situation

Hornton is situated to the north west of Banbury within rolling countryside close to the Warwickshire border. The village is made up of period properties together with a more limited number of newer homes. Within the village there is a public house, a well respected primary school & a church. More comprehensive facilities can be found in Banbury along with a main line railway station & Jct 11 of the M40 motorway. For those travelling north, Jct 12 can be found at Gaydon.

Outside

The property is approached from a shared gravelled driveway leading to a block paved hard standing in front of the double garage with up and over door and power and light connected. The front gardens are open plan design, laid to lawn and complemented by well stocked flowering borders and a pathway leading to the front entrance. There is gated pedestrian access to the side of the property. The rear gardens are fully enclosed by fencing and are one of the nicest features of the property with a backdrop of fields. There is a paved terrace set within manicured box hedging which leads onto a delightful fishpond set within retaining stone walling. Stepping stones meander through well maintained lawns which are complemented by well stocked flowering borders and a variety of mature trees, including a magnificent weeping willow. At the bottom of the garden is a sizeable wooden shed.

In all, 0.26 of an acre.

Directions

Leaving Banbury on the B4100 Warwick Road continue past the turnings for Wroxton & Hanwell taking the next turning left signposted to Horley & Hornton. Proceed into the village of Horley turning right signposted to Hornton. Continue on this road turning left into Millers Lane which will lead to the village of Hornton. The property will be found by proceeding to the far side of the village on the left hand side.

Local Authority

Cherwell District Council.

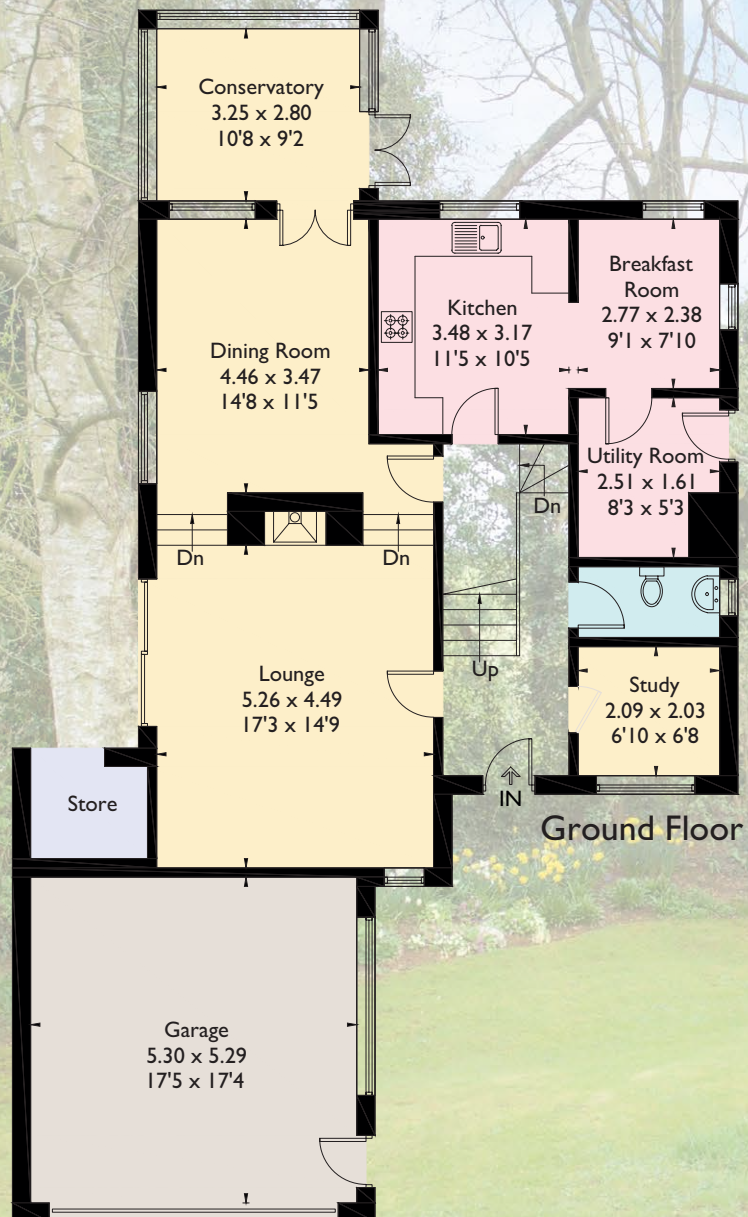
Viewings

Strictly by appointment with the vendor's sole agents Hamptons International

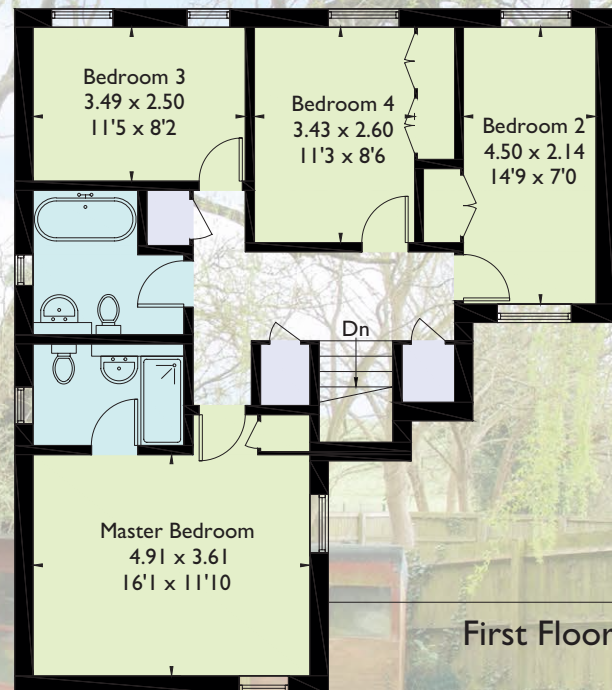
Services

mains (water, electricity and drainage) connected. Oil fired heating.





Approximate Gross Internal Area = 179.6 sq m / 1933 sq ft
 Garage = 28.0 sq m / 302 sq ft
 Total = 207.6 sq m / 2235 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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