



1 Bell Street
Hornton



ROUND & JACKSON
ESTATE AGENTS



1 Bell Street

Hornton, OX15 6DD

£335,000

A three bedroom family home which sits on a good size plot. The property has open countryside views to the rear and is located within this beautiful and very popular village.

The Property

1 Bell Street, Hornton is a three bedroom family home which sits on a good size plot and has open countryside views to the rear. The property is located within this pretty, and very popular, village which has many characterful properties and a close community feel. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, kitchen/diner and a sitting room. On the first floor there is a landing, three good size bedrooms and a family bathroom. Outside there is a large garden to the rear with pleasant countryside views and there is more space to the side of the property. The parking will be found on street on a first come first served basis. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Open plan leading into the kitchen with stairs rising to the first floor and there is a useful shelved area for shoes. Wooden flooring.

Kitchen/Diner

A large open plan room with space for a dining table and chairs. There is dual aspect windows to the front and rear and a useful built-in cupboard. The kitchen area is fitted with a range of wooden cabinets with worktops over and tiled splash backs. There is space for a free-standing cooker, space and plumbing for a washing machine and dishwasher and also space for a fridge freezer. There is an inset sink with drainer and the wooden flooring continues throughout.

Sitting Room

A spacious sitting room with a feature log burning stove fitted. There is a window to the front aspect and double doors looking out over the rear garden which offers lovely countryside views. The wooden flooring from the kitchen continues throughout.

First Floor Landing

Doors to all the first floor rooms and a window to the rear aspect. Loft hatch providing access to the roof space which is partly boarded with a light and ladder fitted.

Bedroom One

A large and very bright double bedroom with a window to the front aspect and a built-in cupboard.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A good size single bedroom with a window to the rear aspect and pleasant views.

Family Bathroom

Fitted with a light coloured suite comprising a panelled bath, toilet and wash basin. There is a mixer shower over the bath and there is a window to the rear aspect. Wooden flooring throughout.



Outside

To the front of the property there is a large paved area and lawned section with established trees and bushes. The garden continues to the side where there is more space and a wooden shed and lean-to. The rear garden has a paved area adjoining the house and has an outside tap fitted. This continues down to a lawned area and vegetable garden and there is a pond at the bottom of the garden. The garden offers wonderful countryside views and has many established trees and bushes and there is gated access at the foot of the garden. Parking can be found on street to the front of the property on a first come first served basis.

Directions

From Banbury proceed in a northwesterly direction along the Warwick Road (B4100). After approximately two miles turn left where signposted to Horley and Hornton. As you enter Horley, bear right at The Red Lion towards Hornton. After a further two miles turn left where signposted to Hornton. Proceed down the hill and travel through the village passing the school on the right hand side bearing sharp left into Bell Street. Number 1 will be found on your left just before you leave the village.

Situation

Hornton is a popular conservation village. There is a well-regarded primary school, public house and a thriving community. More comprehensive amenities can be found in Banbury, Stratford-upon-Avon, Warwick, Leamington Spa and Oxford. Access to the M40 (Jct 11 Banbury) and (Jct 12 Gaydon). At Banbury there is a mainline railway station with trains to London Marylebone and Birmingham (just under the hour).

Services

Mains water, drainage and electricity. Oil fired central heating. Cherwell District Council. Tax band C.

Viewing arrangements

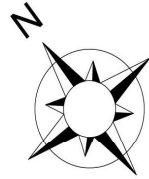
Strictly by prior arrangement with Round & Jackson.

Tenure

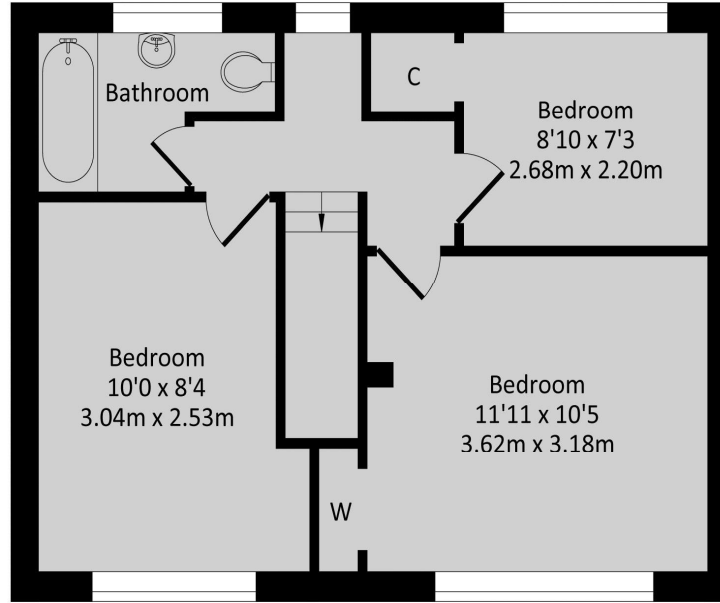
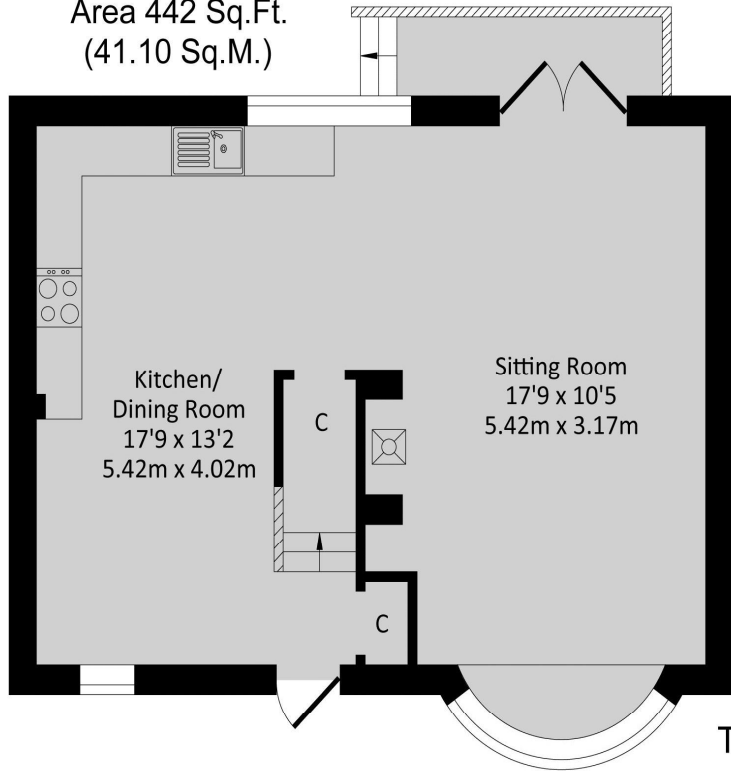
A freehold property.



Ground Floor
Approx. Floor
Area 442 Sq.Ft.
(41.10 Sq.M.)



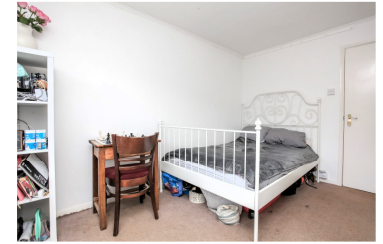
First Floor
Approx. Floor
Area 428 Sq.Ft.
(39.80 Sq.M.)



Total Approx. Floor Area 870 Sq.Ft. (80.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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