



Linton House, Hornton, Oxfordshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Linton House, Millers Lane, Hornton, Oxfordshire, OX15 6BS

Linton House is a highly desirable, luxury new build 4/5 bedroom detached property within the highly sought-after conservation village of Hornton.

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

Hall | Sitting room | Kitchen / diner | Snug
Study / bedroom 5 | 4 Double bedrooms (1 en suite) | Family bathroom | Double garage | Off road parking | Outdoor office/gym | Garden EPC B

The property

Approaching completion in summer 2024, Linton House is an impressive new build* providing over 200 sqm of living space, with accommodation set over three floors.

This is a stunning property, a unique opportunity to acquire a new home, set in the heart of a delightful Oxfordshire village. Aligned to the conservation status and character of other properties in the village, the exterior is finished in beautiful Hornton stone, with a natural slate roof and cottage style windows completing an authentic Oxfordshire cotswold appeal.

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 Quooker tap.
 - Fitted wardrobes in principal suite.
- The property also embraces latest energy-efficiency design approaches; incorporating a Mitsubishi air source heat pump with underfloor heating system, thermal store and wifi/app remote control of each living zone.







Exterior Design

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

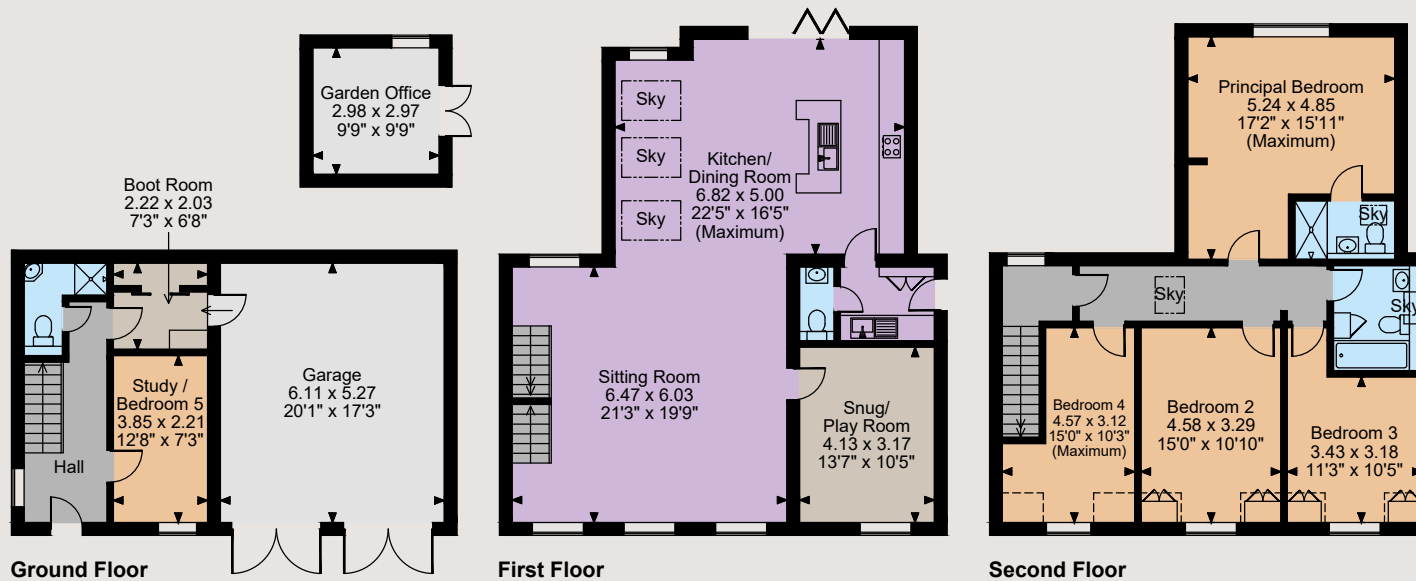
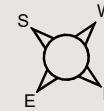
Hornton is a picturesque, historic village set in rolling North Oxfordshire countryside with local amenities including a well-regarded primary school, a 12th Century church with an active community and the popular Dun Cow public house. There are extensive facilities in the local market towns of Banbury, 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.







Floorplans
 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 identification purposes only.



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: Air source heat pump, mains water and electricity.

Council Tax: Band G

Tenure: Freehold

Guide Price: £975,000

Agents Note: Internal photos and some external images are of the next door property/show home. Linton House is at the final stages of building.

*The property is offered with a 10year new build warranty.

** Final specification may be subject to change

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