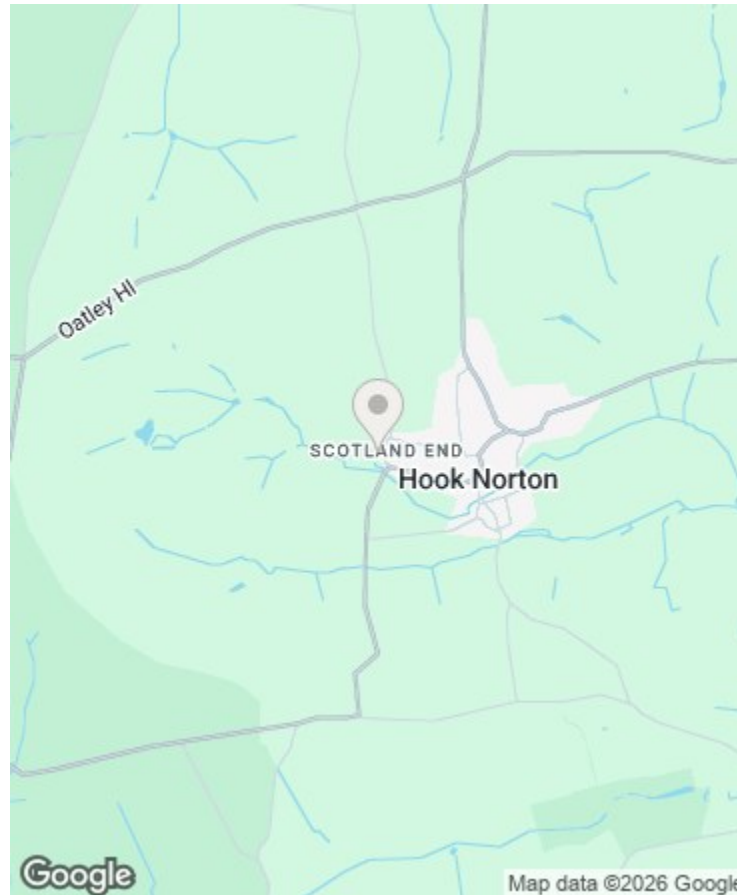




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

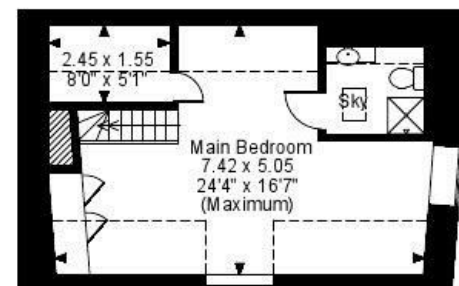
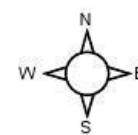
Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

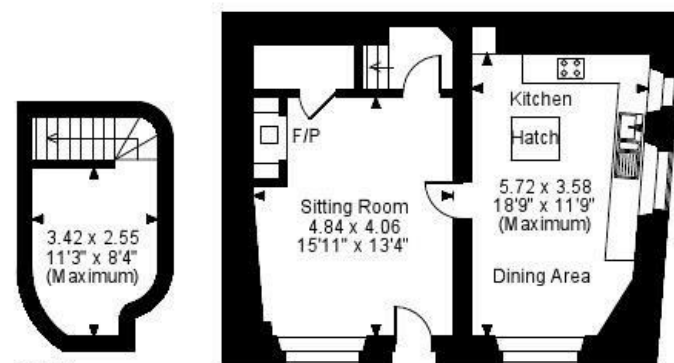
EPC Rating

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

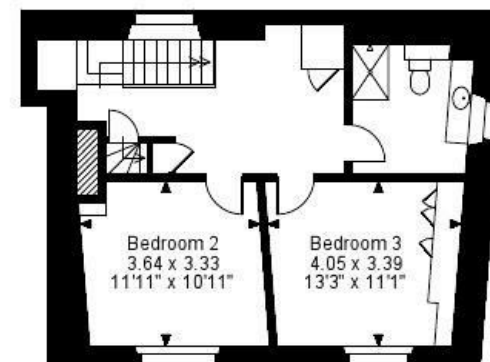
Marrie Mount, Round Close Road, Banbury
Approximate Gross Internal Area
1374 Sq Ft/128 Sq M



Second Floor



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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2 Marrie Mount Round Close Road, Hook Norton, OX15 5NZ

£2,350 Per Month

- Honey-coloured stone cottage
- Hidden down a quiet lane in the sweet village of Hook Norton
- Beaming with both tradition and character
- Gorgeous furniture & modern appliances
- Surrounded by green borders of flowers

2 Marrie Mount Round Close Road, Hook Norton OX15

EN17

This honey-coloured stone cottage is a gorgeous 3-bedroom home, full with character and charm, just perfect for a professional couple to move in! Located in a picturesque environment, Marrie Mount is discreetly hidden down a quiet lane in the sweet village of Hook Norton, ensuring the experience of tranquility and life in the countryside. It's generously equipped and beautifully furnished, designed for you to create a lifestyle of happiness. Where vibrant colours, cosy settings and unique features are implemented throughout the property, you will find yourself surrounded by character and feeling at home in no time. Rent excludes bills.



Council Tax Band:



Property Information

Marrie Mount is a classic Cotswolds home, beaming with both tradition and character! Situated down a quiet lane in Hook Norton, this gem gets to experience the tranquility of the Cotswold countryside as well as the atmosphere from the village community.

Spread across 3 floors and unique with wooden beams, traditional flag stones and a life previously as a pub, this property has been generously equipped with gorgeous furniture, modern appliances as well as an eye-catching sky blue kitchen- the perfect space to host food and drink for your friends and family. Alongside the bright kitchen, there is a dining table which is bespoke to the property made to fit around the window seat and chairs next to a window that looks out onto the front patio, establishing a light and airy atmosphere. The rooms are spacious with a large attic bedroom with ensuite shower room, one double bedroom and a further third double bedroom/home office, which have been designed wonderfully with feelings of comfort and cosiness in mind.

Marrie Mount has a front patio, an ideal space for sipping on tea (or a glass of wine) in the summer evenings as well as a shared garden, for one to enjoy the sunshine. The property is surrounded by green borders of pollinator attracting flowers and plants home to many bees and butterflies. It's a real sun trap, whilst its cosy interior make the place feel homely and welcoming.

There are plenty of opportunities for storage, with an airing cupboard, various nooks, cabinets and shelves as well as a cellar, ideal for storing fire wood and wine!

Hook Norton is a sweet little village, with a wonderful community and a stroll through the older parts of Hook Norton would immediately reveal some of the village's rich and varied past. Hook Norton is famous for brewing tradition real ale and the annual beer festival they host to raise funds for national and local charitable causes.