

# Merry Bower Cottage

Deddington



Mark David  
ESTATE AGENTS



# MERRY BOWER COTTAGE

PHILCOTE STREET, DEDDINGTON, OXFORDSHIRE,  
OX15 0TB

*A truly unique, individual, and versatile, five bedroom detached stone cottage that has been sympathetically modernised to provide a modern twist with the beauty of many character features.*

*Enhancing itself as a distinctive property within a short and level stroll to the centre of Deddington, it provides a rare feature of a driveway and a garage as well as a practical Home Office for those not wanting to travel to a Central Office. The gardens are fully enclosed, private and west facing.*

## **Brief Ground Floor Accommodation**

Sitting Room, Dining Room, Kitchen/Breakfast Room, Lobby,  
Cloakroom, Rear Lobby, Utility,  
Master Bedroom with En-suite Bathroom

## **Brief First Floor Accommodation**

Two Double Bedrooms with Family Bathroom

## **Brief Second Floor Accommodation**

Two Bedrooms with Family Shower Room

## **Brief Outside Space**

Detached Stone Garage, Home Office,  
Fully Enclosed Private Rear Garden.

Approximate Gross Internal Area 2,099 sq.ft./ 195.0 sq.m.  
Study/Garage Area 204 sq.ft./ 19.0 sq.m.  
Total = 2303 sq.ft./ 214.0 sq.m. (Excluding Eaves)

**Guide Price: £1,250,000**





## ACCOMMODATION

HARDWOOD FRONT DOOR TO:

**SITTING ROOM:** ATTRACTIVE GAS STOVE WITH BRICK HEARTH AND BEAM ABOVE, EXPOSED BEAM CEILING, DOUBLE GLAZED WINDOWS TO FRONT AND REAR ASPECT, DOUBLE GLAZED FRENCH DOORS TO REAR GARDEN.

**DINING ROOM:** ATTRACTIVE STONE INGLENOOK FIREPLACE, EXPOSED BEAM CEILING, DOUBLE GLAZED WINDOW TO FRONT ASPECT, BALUSTRADED STAIRCASE TO FIRST FLOOR LEVEL.

**KITCHEN/BREAKFAST ROOM:** FITTED WITH A RANGE OF WALL AND BASE UNITS WITH INTEGRATED APPLIANCES INCLUDING GAS RANGE AND DOUBLE OVEN BELOW WITH EXTRACTOR HOOD ABOVE, DISHWASHER, TWO DOUBLE GLAZED WINDOWS TO SIDE ASPECT, TILED FLOOR, GLAZED DOUBLE DOORS TO LOBBY, DOOR TO REAR LOBBY.

**LOBBY:** TILED FLOOR, STABLE DOOR AND WINDOW TO REAR GARDEN.

**CLOAKROOM:** COMPRISING OF WHITE SUITE OF W.C., PEDESTAL HAND BASIN, TILED FLOOR, DOUBLE GLAZED WINDOW TO REAR ASPECT.

**REAR LOBBY:** WALK-IN CUPBOARD, DOOR TO UTILITY ROOM.

**UTILITY ROOM:** FITTED WITH STAINLESS STEEL UNIT WITH CUPBOARDS UNDER, PLUMBING FOR WASHING MACHINE, PART-TILED WALLS, DOUBLE GLAZED WINDOW TO REAR ASPECT.

**MASTER BEDROOM:** ATTRACTIVE VAULTED CEILING WITH EXPOSED BEAM, DOUBLE GLAZED FRENCH DOORS WITH WINDOWS EITHER SIDE TO REAR GARDEN.

**EN-SUITE BATHROOM:** COMPRISING OF WHITE SUITE OF PANELLED BATH WITH SEPARATE SHOWER OVER, PEDESTAL HAND BASIN, W.C., PART-TILED WALLS, DOUBLE GLAZED WINDOW TO REAR ASPECT.

**FIRST FLOOR LANDING:** BUILT-IN AIRING CUPBOARD, DOOR TO LOBBY.

**LOBBY:** BALUSTRADED STAIRCASE TO SECOND FLOOR, DOOR AND WINDOW TO SPIRAL STAIRCASE TO REAR GARDEN.

**BEDROOM:** DOUBLE GLAZED WINDOWS TO FRONT ASPECT, DOOR TO MAIN LANDING.

**BEDROOM:** ATTRACTIVE STONE FIREPLACE WITH BEAM, DOUBLE GLAZED WINDOW TO FRONT ASPECT.

**FAMILY BATHROOM:** COMPRISING OF WHITE SUITE OF PANELLED BATH WITH VICTORIAN STYLE SHOWER ATTACHMENT, SEPARATE SHOWER CUBICLE, PEDESTAL HAND BASIN, W.C., BUILT-IN CUPBOARD, ATTRACTIVE VAULTED CEILING WITH EXPOSED BEAMS, TWO VELUX WINDOWS.



**SECOND FLOOR: BUILT-IN CUPBOARD INTO EVES.**

**BEDROOM: TWO DOUBLE GLAZED WINDOWS TO FRONT AND REAR ASPECT.**

**BEDROOM/STUDY: DOUBLE GLAZED WINDOW TO FRONT ASPECT, BUILT-IN DOUBLE CUPBOARD, BUILT-IN CUPBOARD TO EVES.**

**SHOWER ROOM: COMPRISING OF WHITE SUITE OF SHOWER CUBICLE, PEDESTAL HAND BASIN, W.C., PART-TILED WALLS, TILED FLOOR, DOUBLE GLAZED WINDOW TO REAR ASPECT.**

**OUTSIDE: OWN BRICK DRIVEWAY LEADING TO:**

**DETACHED STONE GARAGE: WOODEN DOORS TO THE FRONT , LIGHT AND POWER POINTS, STABLE DOOR TO SIDE. THE REAR OF THE GARAGE HAS BEEN CONVERTED INTO A:**

**HOME OFFICE: WITH LIGHT AND POWER, DOUBLE GLAZED WINDOW AND STABLE DOOR. THE CURRENT OWNERS INTEND TO LEAVE THE OFFICE FITTED FURNITURE.**

**REAR GARDEN: FULLY ENCLOSED AND NOT OVERLOOKED WITH PAVED PATIO AND GLASS TOPPED WELL. THERE IS A LAWN AND FLOWER AND SHRUB BEDS WITH FURTHER PAVED AREA.**

**THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.**

## **SITUATION & AMENITIES**

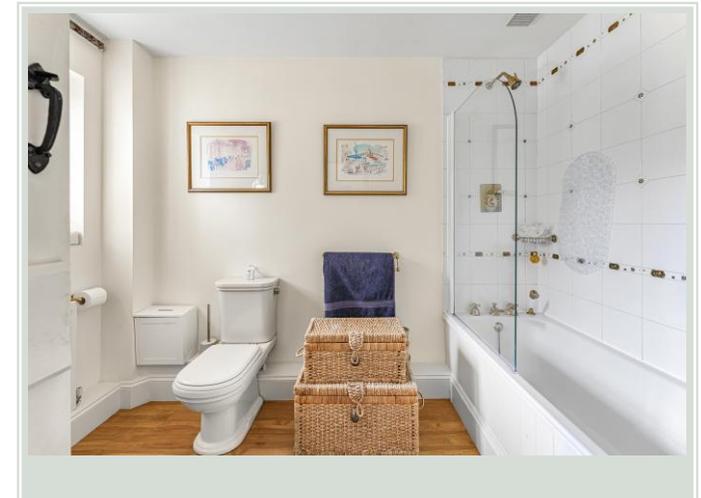
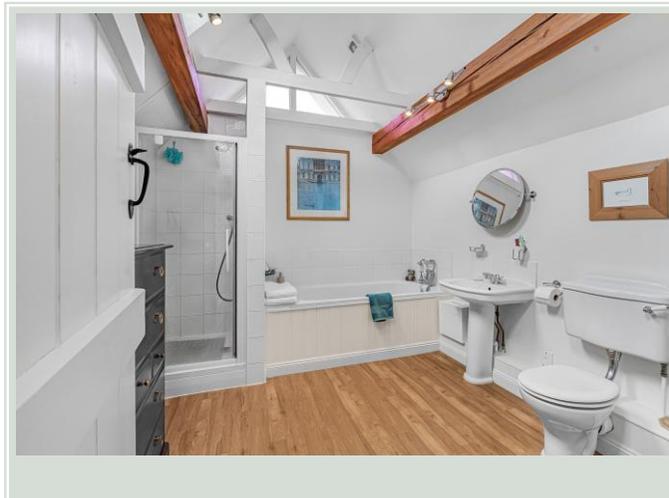
THE HIGHLY REGARDED TOWN OF DEDDINGTON OFFERS MANY AMENITIES INCLUDING SEVERAL SHOPS PROVIDING FOR EVERYDAY NEEDS, POST OFFICE, HEALTH & COMMUNITY CENTRES, LIBRARY, HOTELS AND RESTAURANTS, RECREATION GROUND AND THE CHURCH OF ST PETER AND ST PAUL. THERE IS A GYM LOCATED ON CLIFTON ROAD.

ALSO, WITHIN THE TOWN THERE IS THE CHURCH OF ENGLAND PRIMARY SCHOOL PLUS DEDDINGTON FALLS WITHIN THE WARRINER CATCHMENT FOR SECONDARY EDUCATION.

FURTHER COMPREHENSIVE FACILITIES CAN BE FOUND IN BOTH OXFORD AND BANBURY WHILST ACCESS TO THE M40 MOTORWAY CAN BE GAINED AT JUNCTIONS 10 OR 11. MAINLINE STATIONS ARE ALSO AVAILABLE FROM BOTH BANBURY AND BICESTER.

## **SERVICES**

THE PROPERTY HAS GAS FIRED CENTRAL HEATING THROUGHOUT. MAINS DRAINAGE, WATER AND ELECTRICITY ARE ALSO CONNECTED TO THE PROPERTY.





**TENURE:** Freehold

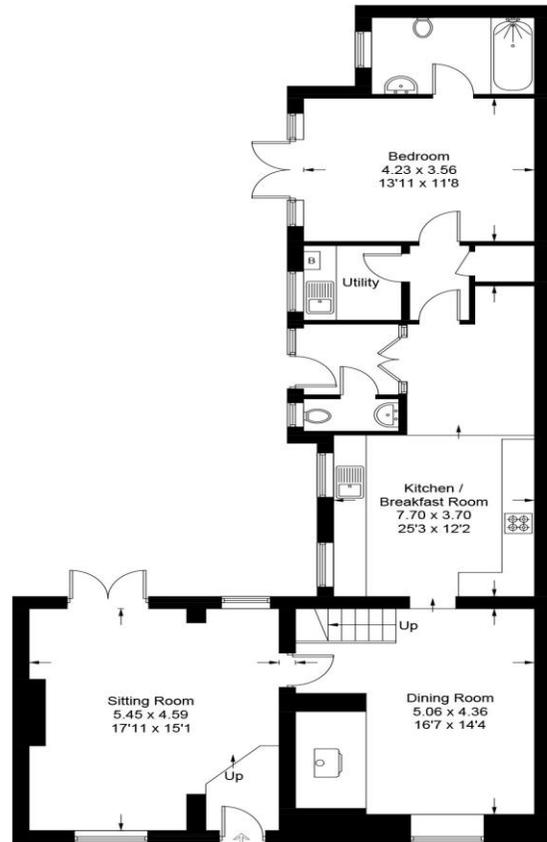
**LOCAL AUTHORITY:** Cherwell District Council, Band D

**VIEWINGS:** Strictly by prior appointment only with the agents,  
Mark David Estate Agents, Deddington 01869 338898

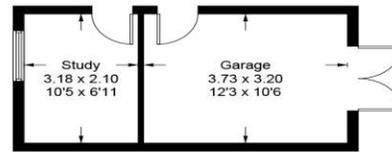
**BUYERS PURCHASE FEE:**

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David Estate Agents Ltd on offer acceptance, to process a new transaction.

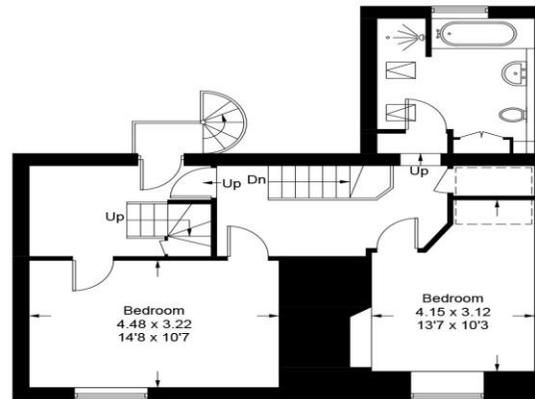
Approximate Gross Internal Area = 195.0 sq m / 2099 sq ft  
 Study / Garage = 19.0 sq m / 204 sq ft  
 Total = 214.0 sq m / 2303 sq ft  
 (Excluding Eaves)



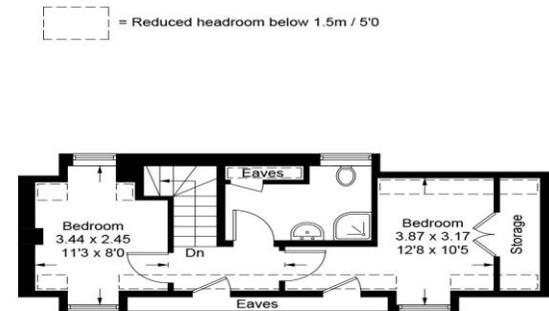
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198700)

**Mark David**  
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