



Hempton

Mark David
ESTATE AGENTS



Stonewalls

An Individual Detached Stone Residence with Four Garages Set in Gardens of Just Over an Acre with Beautiful Views over Rolling Open Countryside. This Period Property Dates Back to 1827.

The Property Briefly Comprises:

- Kitchen / Breakfast Room
- Five Reception Rooms
- Five Bedrooms
- Attic Room
- Off Street Parking for Numerous Vehicles
- Single Garage
- Triple Garage with Studio above
- Set in Just over an Acre
- Countryside Views

Guide Price: £1,750,000



ACCOMMODATION – Ground Floor

Entrance Porch – Double Glazed Window to Front Aspect, Tiled Floor

Spacious Entrance Hall – Spacious Entrance Hall – Stairs to First Floor and Understairs Door Giving Access to the Cellar, Attractive Stone Inglenook Fireplace, Exposed Wooden Floor, Double Glazed Window to Side Aspect. Glass Panelled Door to Kitchen

Dining Room – Double Glazed Windows to Front and Side Aspect

Sitting Room – Attractive Inglenook Open Fireplace with Bread Oven, Exposed Wooden Floor. Two Double Glazed Windows to Front Aspect, Double Glazed French Doors to Sunroom

Lobby Area – Double Glazed Window to Rear Aspect

Sunroom – Stone and Double Glazed Construction with Fine Panoramic Countryside Views, Air Conditioning Unit, Double Glazed Door To

Rear Lobby – Double Glazed Door to Rear Garden

Cloakroom – Comprising of White Suite of Low Level WC, Hand Wash Basin with Vanity Unit Below, Part Tiled Walls, Tiled Floor

Kitchen/Breakfast Room – Fitted John Nicholls Kitchen with A Range of Matching Wall and Base Units and Granite Worksurfaces, Waste Disposal Unit Beneath Sink. Built in Central Island with Induction Electric Hob and Extractor Hood Above, Built in Double Oven, Dishwasher and Microwave. Built in Indoor BBQ With Extractor Hood Above, Tiled Floor.

Double Glazed Bow Window to Rear Aspect with Fine Countryside Views Over Rolling Fields, Double Glazed French Doors to Rear Garden. Double Glazed Window to Side Aspect, Attractive Dresser and Cupboards with Drawers with Concealed Lighting

Utility Room – Fitted Belfast Sink, Plumbing for Washing Machine and Tumble Dryer, Tiled Floor. Range Of Wall and Base Units, Double Glazed Window to Side Aspect, Double Glazed Door to Side Aspect



Lower Ground Floor

Cellar housing the central heating boiler, with light and power

First Floor

First Floor Landing – Access to Loft Space, Stairs to Second Floor. Double Glazed Door to Front Aspect, Built in Airing Cupboard

East Wing

Guest Bedroom – Double Glazed Window to Front and Rear Aspect, Range of Built in Wardrobes

Ensuite Bathroom – Comprising of White Suite of Panel Bath with Separate Shower Over. Twin Hand Wash Basins with Vanity Cupboards Below, Bidet, Part Tiled Walls, Access to Loft Space. Double Glazed Window to Rear Aspect with Views Over Open Countryside.

Separate WC - Comprising of Low Level WC With Extractor Fan

Bedroom Two – Double Glazed Window to Front Aspect, Range of Built in Wardrobes

West Wing

Bedroom Three – Double Glazed Window to Front and Side Aspect with Countryside Views

Main Bedroom – Double Glazed Window to Rear and Side Aspect, Range of Built in Wardrobes

Ensuite Bathroom – Roll Top Bath with Victorian Style Mixer Shower Over, Separate Show Cubicle, Pedestal Hand Wash Basin with Vanity Unit Below. Low Level WC, Bidet, Fully Tiled Walls, Double Glazed Window to Side Aspect

Bedroom Four – Double Glazed Windows to Side and Rear Aspect with Countryside Views

Family Shower Room - Comprising of White Suite of Shower Cubicle, Separate Shower Cubicle, Pedestal Hand Wash Basin, Low Level WC, Bidet, Fully Tiled Walls, Tiled Floor. Double Glazed Window to Side Aspect

Second Floor

Second Floor Landing – Double Glazed Window to Side Aspect

Studio Room – Seven Double Glazed Velux Windows to Side Aspect





Outside

The Property Is Approached Via a Secluded Horseshoe Driveway with Parking for Several Vehicles. The Gardens Are Enclosed and Are Well Stocked with Flower and Shrub Beds and Borders.

Lawn Area

Detached Garage and Car Port, Electric Up and Over Doors, Light and Power Are Also Connected. Car Port to One Side. To The Rear of The Garage Is an Enclosed Store with Oil Tank.

Timber Garden Shed

There Is Then Access to A Detached Triple Garage with Electric Up and Over Doors with Light and Power Connected. Window To Rear Aspect, Door To

Lobby - Stairs to First Floor Landing, Double Glazed Window to Side Aspect

Bedroom – Two Double Glazed Velux Windows, Built in Eves Storage Cupboards, Exposed Wooden Floor. Exposed Timbers

Ensuite Shower Room – Comprising of White Suite of Shower Cubicle, Pedestal Hand Wash Basin, Low Level WC, Part Tiled Walls, Double Glazed Window to Side Aspect.

To The Side of The Detached Triple Garage Is a Paved Area Which Can Be Used for Additional Parking, Steps Then Lead Up to A Pathway and Gateway Through to A Sunken Garden Which Has a Sunken Water Feature and Sunny Seating Area and Path to The Gardens

Gardens

There Is a Paved Patio Area Which Has Fine Countryside Views Over Rolling Fields. The Gardens Are Mainly Laid to Law with Well Stocked Flower and Shrub Beds. There Is Then a Small Stone Wall with Steps Leadings Down to A Further Lawn and Views. There Is a Rear Five Bar Gate Giving Vehicle Access. There Are Two Green Houses

The Property Benefits from Oil Central Heating and Double Glazed Windows

SITUATION & AMENITIES

Hempton is a charming small village situated approximately one mile west of Deddington, yet still remaining within the parish of Deddington itself. The neighbouring village of Deddington offers many amenities including several shops providing for everyday needs, Post Office, Health and Community Centres, library, hotels and restaurants, recreation ground and for people wishing to worship there is the Church of St Peter and St Paul, the Congregational Chapel and the Wesleyan Chapel. Also within the village there is the Church of England primary school plus Hempton falls within the Warriner catchment for secondary education. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junction 10 or 11.

DISTANCES

Deddington c. 1 mile

Banbury c. 7 miles

Bicester c. 13 miles

Oxford c. 19 miles

Birmingham c. 59 miles

London c. 75 miles

London via Bicester c. 43 minutes





SERVICES

The property has oil central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

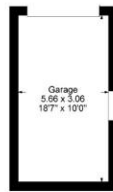
LOCAL AUTHORITY

Council Tax Band: G
(Subject to change after completion)

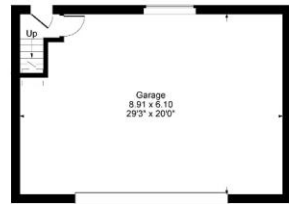
VIEWINGS

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

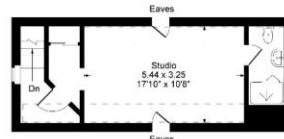




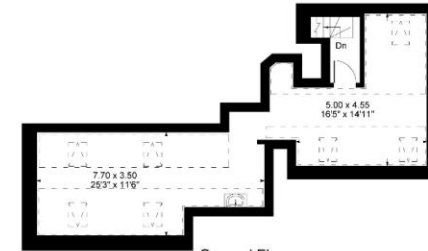
Outbuilding



Garage Ground Floor

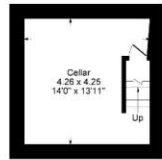


Garage First Floor

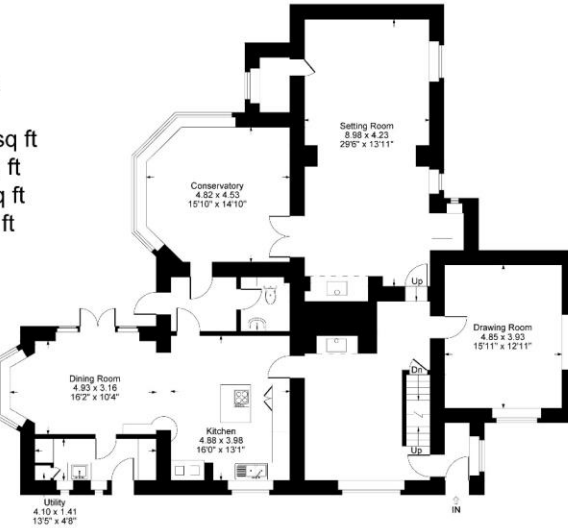


Second Floor

Approximate Gross Internal Area
 Cellar = 18.16 sq m / 195 sq ft
 Ground Floor = 178.97 sq m / 1926 sq ft
 First Floor = 144.86 sq m / 1559 sq ft
 Second Floor = 48.27 sq m / 520 sq ft
 Outbuilding = 17.25 sq m / 186 sq ft



Cellar



Ground Floor



First Floor

Garage Ground Floor = 54.34 sq m / 585 sq ft
 Garage First Floor = 29.32 sq m / 316 sq ft
 Total Area = 491.17 sq m / 5287 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Mark David

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