

31 Hobart Way, Deddington,  
Oxfordshire, OX15 0AH





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An outstanding detached stone residence set in an elevated position with fine views to the front over rolling panoramic countryside.

Deddington is a quintessential Oxfordshire village celebrated for its rich history, traditional charm, and vibrant community life. Centred around a spacious and scenic village green, the heart of Deddington features a range of independent shops, acclaimed cafés, welcoming pubs, and everyday amenities, all contributing to its lively yet relaxed atmosphere.

The village is steeped in heritage, with notable landmarks including its historic parish church and traditional stone buildings that give the area its distinctive character. Surrounded by beautiful rolling countryside and offering excellent local schools, regular markets, and convenient road links to Banbury, Oxford, and beyond, Deddington perfectly balances rural tranquility with modern convenience—making it an exceptionally desirable place to call home.

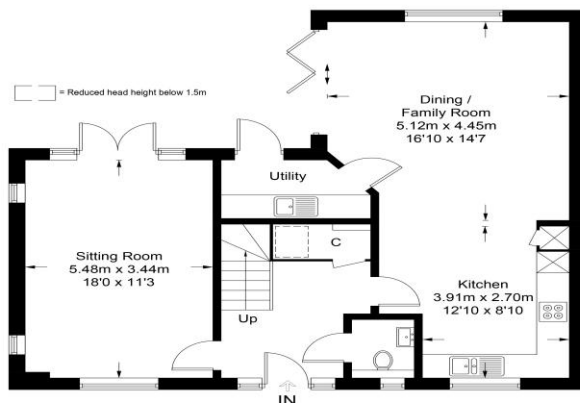




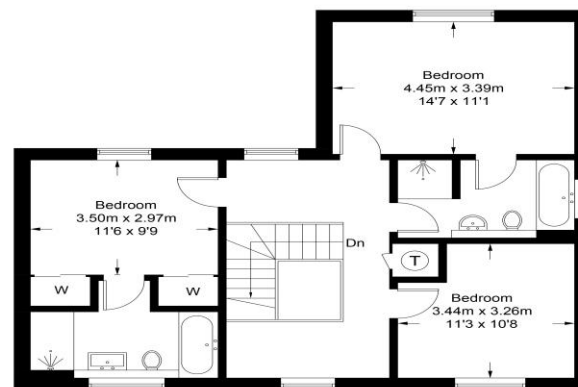
## The Property Briefly Comprises of:

- Detached Stone Residence
- Entrance Hall
- Cloakroom
- Dual Aspect Sitting Room
- Kitchen/Dining/Family Room
- Utility Room
- Master Bedroom with En-Suite
- Guest Bedroom with En-Suite
- Further Double Bedroom
- Enclosed Rear Garden
- Garage
- Own Driveway
- Gas Central Heating
- Double glazed Windows

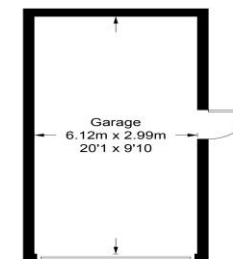
Guide Price: £725,000



**Ground Floor**  
72.7 sq m / 782 sq ft



**First Floor**  
71.8 sq m / 773 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft  
Garage = 18.3 sq m / 197 sq ft  
Total = 162.8 sq m / 1752 sq ft

Illustration for identification purposes only. measurements are approximate. not to scale. (ID1203799)

**Local Authority:**  
Cherwell District Council

**Council Tax Band:** F

(Subject to change after completion)

**Tenure:** Freehold

### Distances

Banbury c. 6 miles  
Chipping Norton c. 10 miles  
Bicester c. 12 miles  
Oxford c. 18 miles  
Birmingham c. 58 miles  
London c. 73 miles  
M40 access J10 c. 7 miles, J11 c. 8 miles  
London via Bicester c. 43 minutes

### 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.

**Mark David**

ESTATE AGENTS

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