

# 33 Hobart Way

Deddington



Mark David

ESTATE AGENTS







# 33 HOBART WAY

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DEDDINGTON, OXFORDSHIRE, OX15 0AH

*An exceptional, recently built detached stone property on the best plot on the development with a double garage, driveway parking and with breathtaking countryside views.*

## **Brief Ground Floor Accommodation**

Entrance Hall, Cloakroom, Study,  
Kitchen/Dining/Family Room, Utility, Sitting Room.

Underfloor Heating to Ground Floor.

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## **Brief First Floor Accommodation**

Four Double Bedrooms, Two En-Suite Bathrooms,  
Family Bathroom.

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## **Brief Outside Space**

Own Driveway, Double Garage, Front Garden,  
Enclosed Rear Garden, Views over Open Fields.

Electric Car Charging Point.

Approximate Gross Internal Area 1999 sq.ft./ 185.7 sq.m.

Double Garage 404 sq.ft./ 37.5 sq m

Total 2403 sq.ft./ 223.2 sq m

**Guide Price: £975,000**





## ACCOMMODATION

THIS SIMPLY FABULOUS, DETACHED HOUSE WAS COMPLETED IN THE LAST FEW YEARS BY A WELL-REGARDED, SMALL-SCALE DEVELOPER. BUILT OF STONE UNDER A NATURAL WELSH SLATE ROOF, THIS EXEMPLARY FAMILY SIZED HOME IS PRESENTED IN FIRST CLASS ORDER THROUGHOUT AND OFFERS A HUGE DEGREE OF FLEXIBILITY OWING TO THE WELL PLANNED AND VERY WELL-PROPORTIONED ACCOMMODATION.

THERE IS A DETACHED DOUBLE GARAGE, PLENTIFUL PRIVATE PARKING BEHIND A GATED ENTRANCE AND A LEVEL, SOUTH-FACING GARDEN. VIEWING MOST HIGHLY RECOMMENDED.





## 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.

## DISTANCES

BANBURY C. 6 MILES

CHIPPING NORTON C. 10 MILES

BICESTER C. 12 MILES

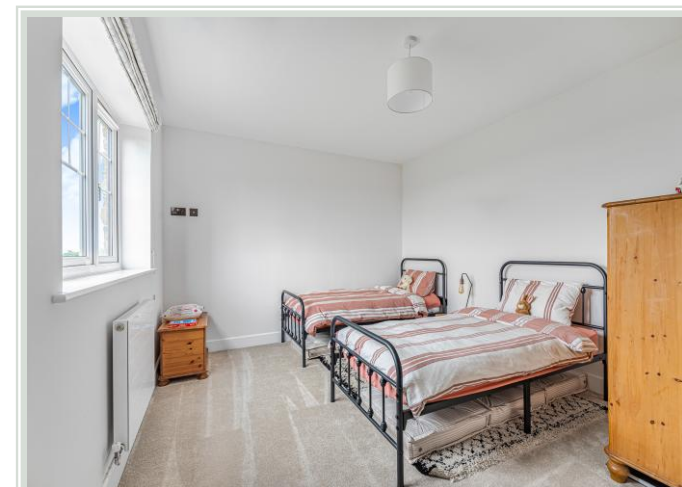
OXFORD C. 18 MILES

BIRMINGHAM C. 58 MILES

LONDON C. 73 MILES

M40 ACCESS J10 C. 7 MILES, J11 C. 8 MILES

LONDON VIA BICESTER C. 43 MINUTES





## SERVICES

The property has gas fired 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

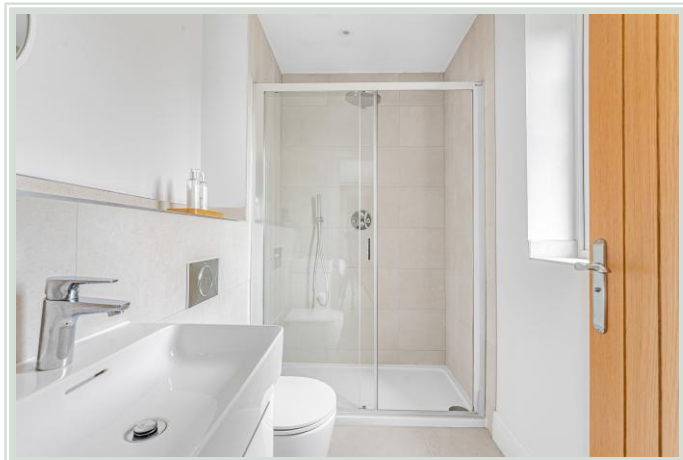
Cherwell District Council  
Council Tax Band: F

## VIEWINGS

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

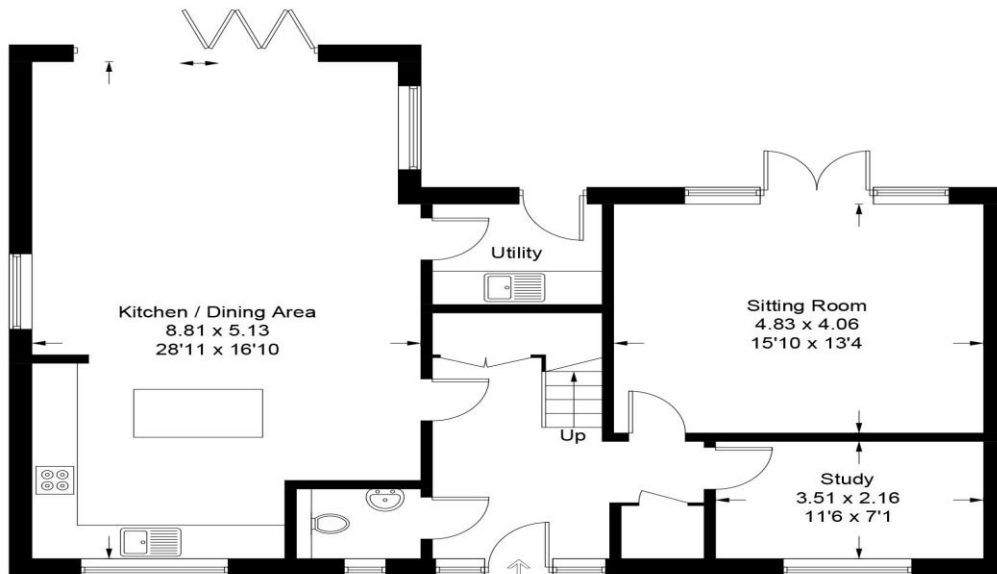
## BUYERS PURCHASE FEE:

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

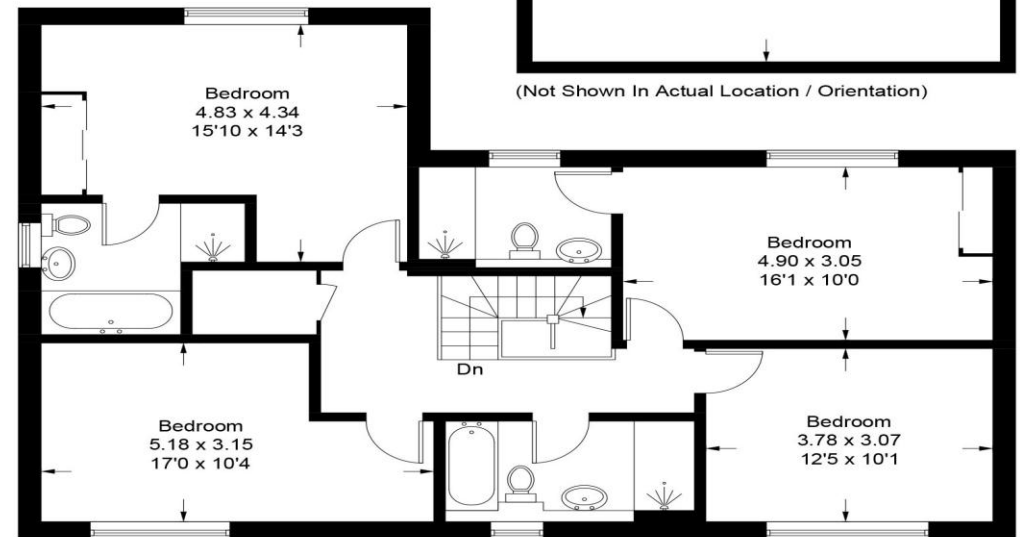




Approximate Gross Internal Area = 185.7 sq m / 1999 sq ft  
 Double Garage = 37.5 sq m / 404 sq ft  
 Total = 223.2 sq m / 2403 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206601)

**Mark David**  
 ESTATE AGENTS

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#### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise. 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries. 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

M1206



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