Deddington, Oxfordshire

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This charming village cottage has been occupied for a number of years by the present owner, and boasts a fabulous, much larger than average garden which is tucked away in a quiet position behind the house. Now in need of some gentle modernisation, the property is very well located at the heart of the village and is gas centrally heated and double glazed throughout.

There are three bedrooms and a family bathroom on the first floor, whilst on the ground floor there is a much larger than average living room, dining room, galley style kitchen and a utility/cloakroom.

Outside, there is ample unrestricted on street parking and the property is within an easy walk of the excellent village amenities. A must view.

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.
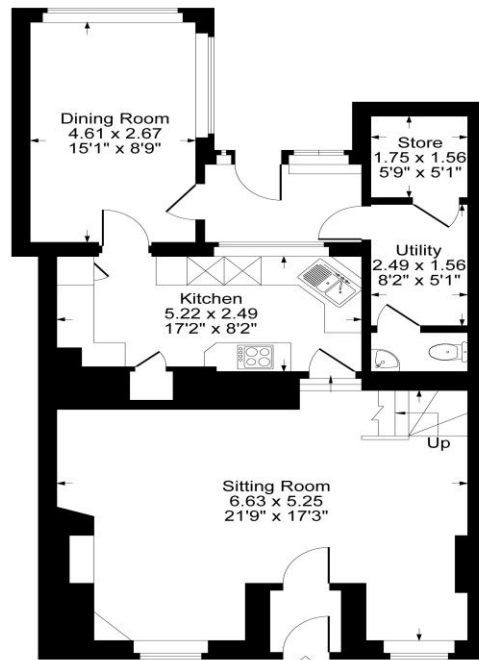
The Property Briefly Comprises of:

- Large Living Room

- Galley Style Kitchen

- Dining Room

- Utility and Cloakroom

- Three bedrooms

- Family Bathroom

- Garden over 100ft in length
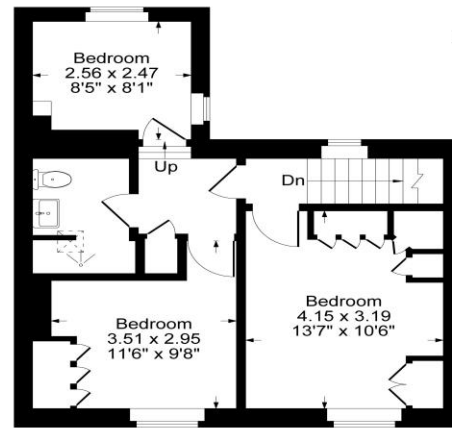
- Outbuilding/Workshop
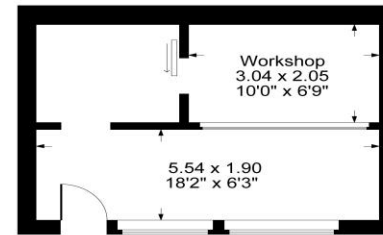
The property benefits from Gas central heating

Guide Price: £495,000

Floor Plan

Ground Floor

- Dining Room 4.61 x 2.67 — 15'1" x 8'9"
- Store 1.75 x 1.56 — 5'9" x 5'1"
- Utility 2.49 x 1.56 — 8'2" x 5'1"
- Kitchen 5.22 x 2.49 — 17'2" x 8'2"
- Sitting Room 6.63 x 5.25 — 21'9" x 17'3"
- Up
- IN

First Floor

- Bedroom 2.56 x 2.47 — 8'5" x 8'1"
- Up
- Dn
- Bedroom 3.51 x 2.95 — 11'6" x 9'8"
- Bedroom 4.15 x 3.19 — 13'7" x 10'6"

Outbuilding

- Workshop 3.04 x 2.05 — 10'0" x 6'9"
- 5.54 x 1.90 — 18'2" x 6'3"

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Approximate Gross Internal Area
Ground Floor = 76.68 sq m / 825 sq ft
First Floor = 42.08 sq m / 453 sq ft
Outbuilding = 22.71 sq m / 244 sq ft
Total Area = 141.47 sq m / 1522 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Local Authority
Cherwell District Council

Council Tax Band: C
(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.

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