



Deddington,  
Oxfordshire



## Deddington, Oxfordshire.

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A beautifully presented two-bedroom house with a south facing garden with views over open fields. Ideally positioned in a fantastic village location.

This charming home, converted in only the last few years occupies a very peaceful position a mere stroll from the village centre. Beautifully presented, the accommodation is bright and spacious and is complimented by a private, south facing garden which enjoys views over the adjacent open fields. The living area and master bedroom are complimented by skylight windows adding copious amounts of natural light. There is private parking at the front, and there are modern fixtures and fittings throughout.

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:

- Rarely Available Property in a Prime Position
- Modern L-Shaped Kitchen/Dining Room with Fitted Appliances
- Bright and Airy Living Room with Skylight Windows
- Storage/Utility Space
- Master Bedroom with Skylight Windows
- Bedroom Two
- Family Shower Room
- Fabulous South Facing Garden
- Views Over Open Fields
- Private Driveway
- Unique, 'Town House' Style Three Storey Living

Guide Price: £299,950





### The Paddocks, Deddington OX15 0QN

Approximate Gross Internal Area = 76.3 sq m / 822 sq ft

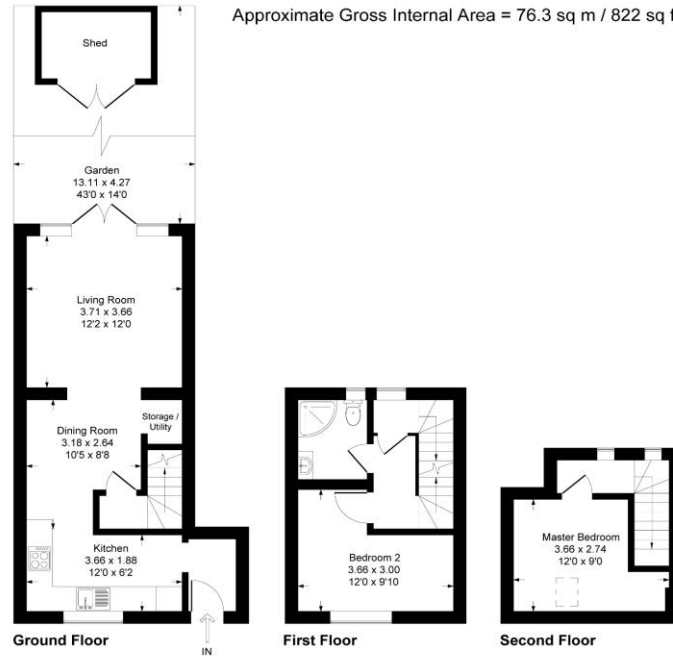


Illustration for identification purpose only, measurements approximate, and not to scale.

**Local Authority:**  
Cherwell District Council

**Council Tax Band: B**  
(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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