



Earls Lane, Deddington,
Banbury, Oxfordshire

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An attractive and thoughtfully renovated cottage offering versatile living space, featuring a stylish kitchen and dining room, a separate sitting room and study, and three generously proportioned double bedrooms, each benefitting from its own en-suite facility. The property further benefits from two parking spaces with an EV connection.

Kings Court is a unique development of 4 village cottages located in the centre of the picturesque village of Deddington. This exclusive development of surprisingly spacious homes offers all the benefits of modern living within an historic market village and presents a great opportunity for those seeking an idyllic lifestyle in one of Oxfordshire's most sought after locations.

Deddington is a charming and historic Oxfordshire village, celebrated for its attractive stone cottages, traditional market square and strong sense of community. At its heart stands the 13th-century parish church, alongside a selection of well-regarded pubs and inns, including The Deddington Arms, conveniently located nearby.

The village enjoys a peaceful yet vibrant atmosphere, with excellent leisure and sporting facilities and a popular monthly farmers' market—one of the largest in the county—drawing visitors from across the region. Remnants of its medieval heritage can be found at the site of Deddington Castle, offering a fascinating glimpse into the past.

Situated approximately five miles south of Banbury, Kings Court is ideally placed for access to a range of notable destinations such as Soho Farmhouse, RH at Aynho Park and Bicester Village. Combining rural charm with excellent connectivity, Deddington offers an appealing lifestyle in a welcoming and well-connected village setting.



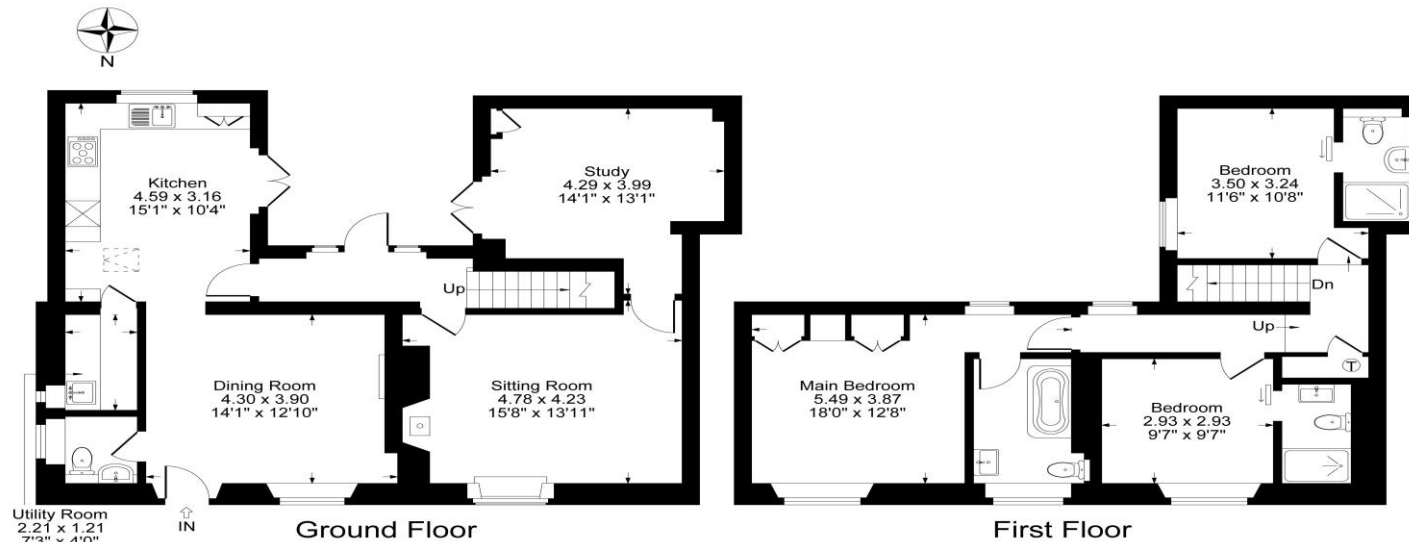


The Property Briefly Comprises of:

- Renovated Stone Cottage
- Unique Exclusive Development
- Finished to a High Standard
- Entrance Hall
- Cloakroom
- Stylish Kitchen with Integrated Appliances
- Utility Room
- Dining Room
- Sitting Room with Wood Burning Stove
- Study
- Three Double Bedrooms
- Three En-Suite Facilities
- Enclosed Courtyard Garden
- Two Parking Spaces
- EV Connection Point
- No Onward Chain



Guide Price: £725,000



Approximate Gross Internal Area
 Ground Floor = 79.37 sq m / 854 sq ft
 First Floor = 57.85 sq m / 623 sq ft
 Total Area = 137.22 sq m / 1477 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 Cherwell District Council

Council Tax Band: TBC

(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 on offer acceptance, to process a new transaction.

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