

Pound Court, Earls Lane

Deddington



Mark David
ESTATE AGENTS



POUND COURT, EARLS LANE

DEDDINGTON, BANBURY, OXFORDSHIRE

This sensational Grade II listed four-bedroom barn conversion is a true rarity. Full of charm and character, it features vaulted beamed ceilings and a stunning mezzanine balcony overlooking the kitchen/dining room, offering just a glimpse of what this exceptional home has to offer. Thoughtfully arranged over two floors, the layout provides a high degree of flexibility, catering to both privacy and individual requirements.

Ground Floor Accommodation

Entrance Hall, Utility, Kitchen/Dining Room, Living Room, Sitting Room, Two Double Bedrooms, Shower Room .

First Floor Accommodation

Mezzanine Study, Two Double Bedrooms both with En-Suite Bathrooms.

Outside Space

Enclosed South Facing Rear Garden,
Garage, Off-Street Parking.

In all about 2544 sq.ft./ 236.33 sq.m.

Guide Price: £925,000





ACCOMMODATION

Entrance

Access to the utility room and kitchen/dining room.

Kitchen /Dining Room

The impressive kitchen/dining room beautifully showcases the character of this Grade II listed barn conversion, featuring vaulted ceilings, exposed beams and a striking mezzanine gallery above. Fitted with handcrafted timber cabinetry, terracotta tiled flooring and a traditional Aga, the space combines rustic charm with everyday practicality. Generous proportions and a welcoming dining area create a superb setting for both relaxed family living and entertaining.

Living Room

This charming living room features exposed timber beams, natural stone walls, and a striking inglenook fireplace with a gas fired stove, filling the room with character and warmth.

Inner Hallway

The inner hallway provides stairs to the first floor and access out to the garden.

Bedroom Three & Four

Both are double bedrooms.

Shower Room

Comprising of low level W.C, hand wash basin, and shower cubicle.

Sitting Room

This inviting sitting room is full of rustic charm, featuring exposed wooden beams, natural stone details, and large glazed doors that flood the space with natural light and offer lovely garden views.

First Floor

Principle Bedroom

Accessed via the inner hallway, the principle bedroom features a small landing with storage and benefits from its own ensuite bathroom.

Bedroom Two

A double bedroom featuring exposed beams and benefiting from its own ensuite bathroom.

Mezzanine Study

Overlooking the kitchen below, featuring exposed timber beams, vaulted ceilings, and a bright, characterful workspace ideal for home working or quiet reading.



Outside

Set within its own private grounds, the property benefits from off-street parking for several vehicles and a single garage.

Garage

With power and lighting, the garage also provides stair access to additional loft storage.

Gardens

A tranquil south facing walled garden, beautifully stocked with a variety of flower and shrub borders, with gated access.

SITUATION & AMENITIES

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.





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 236.33 sq.m / 2544 sq.ft (Including Garage)

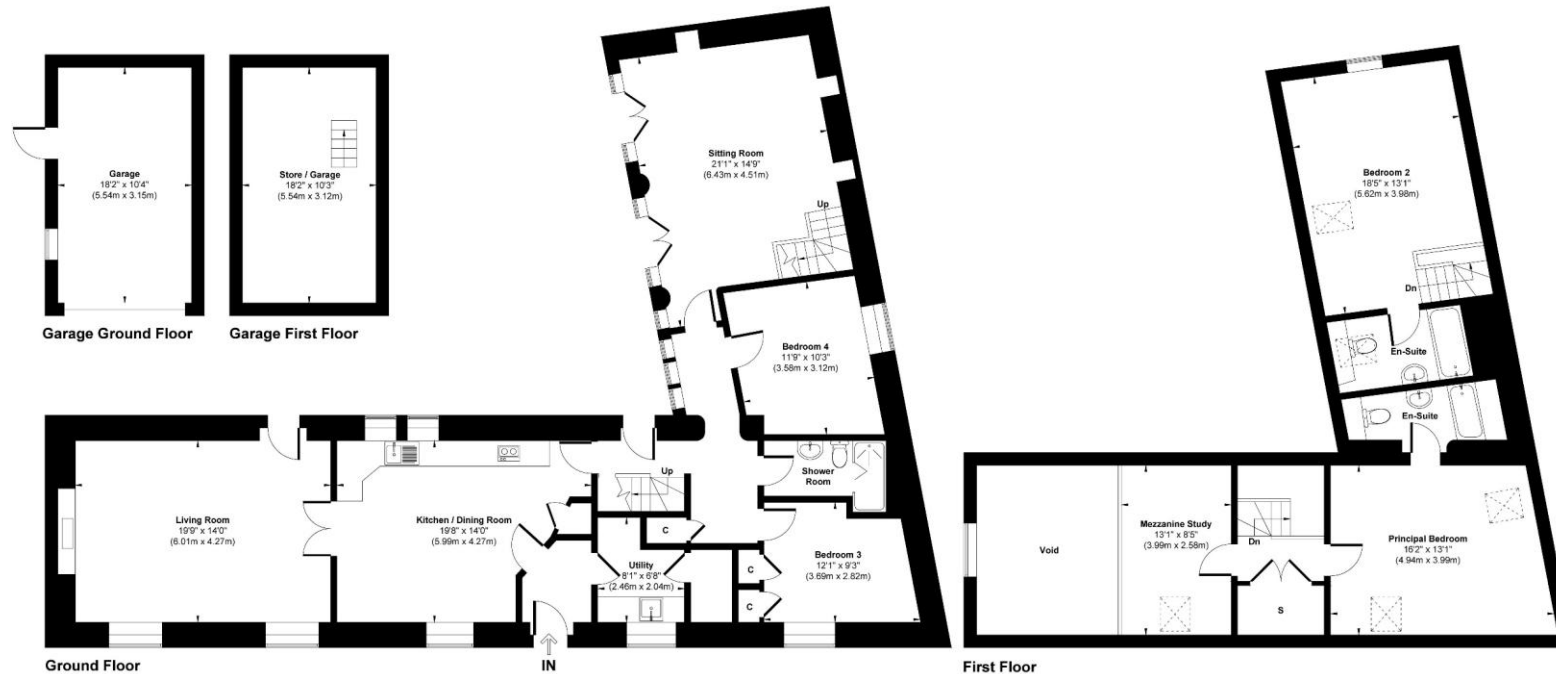


Illustration for identification purpose only, measurements approximate and not to scale.

Mark David
ESTATE AGENTS

Market House, Market Place, Deddington,
Oxfordshire OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk



Branches also at: Banbury, Chipping Norton & London

www.mark-david.co.uk
www.mayfairoffice.co.uk

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.

