



Deddington
Oxfordshire

Mark David
ESTATE AGENTS



DEDDINGTON

OXFORDSHIRE

With origins dating back to the 1650s, and later Victorian influences adding charm and character throughout, the current custodians have introduced style and modern convenience to this exceptional home. Arranged over three floors, this four double-bedroom property boasts two en-suite shower rooms as well as a luxurious family bathroom.

Ground Floor Accommodation

Sitting Room, Dining Room, Snug/Family Room,
Cloakroom, Kitchen, Utility Room.

First Floor Accommodation

Guest Bedroom with En-Suite Shower Room,
Two Further Double Bedrooms, Family Bathroom.

Second Floor Accommodation

Principal Bedroom with En-Suite Shower Room.

Brief Outside Space

Enclosed Rear Garden, Off-Street Allocated Parking
for Several Vehicles.

Total Area: Approximately 2109 sq.ft. / 195.94 sq.m.

Offers IEO: £800,000





ACCOMMODATION

A beautifully presented and deceptively spacious period cottage, this characterful village home seamlessly blends timeless charm with high-quality contemporary finishes. Constructed from attractive local stone and extending to approximately 2,109 sq ft, the property offers versatile accommodation.

The ground floor is centred around a stunning dual-aspect sitting room, where exposed beams and a feature fireplace (option to have a wood-burning stove) create a warm and welcoming focal point. Additional reception spaces include a cosy snug/family room and an elegant dining room, while the beautifully crafted bespoke kitchen features integrated appliances and a striking vaulted ceiling. Throughout the home, original character features, including exposed timbers and traditional sash windows with shutters to the front elevation, blend seamlessly with thoughtful modern upgrades. An integrated sound system further enhances both everyday living and entertaining, creating a home that is as practical as it is inviting.

The upper floors provide four generous bedrooms, including a superb principal suite occupying the second floor with its own luxurious en-suite shower room and extensive fitted storage. Three further bedrooms are served by stylish bath and shower rooms, all finished to an exceptional standard. To the front, traditional sash windows with shutters further enhance the property's period character and appeal.



OUTSIDE

The enclosed landscaped rear garden offers a delightful private retreat, with artificial lawn, mature planting, seating terrace and a level lawn ideal for entertaining and family enjoyment. Combining period character, contemporary comfort and flexible living space, this exceptional home presents a rare opportunity to acquire a distinctive village residence in a highly sought-after setting.

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.

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

TENURE

Freehold

LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: E

VIEWINGS

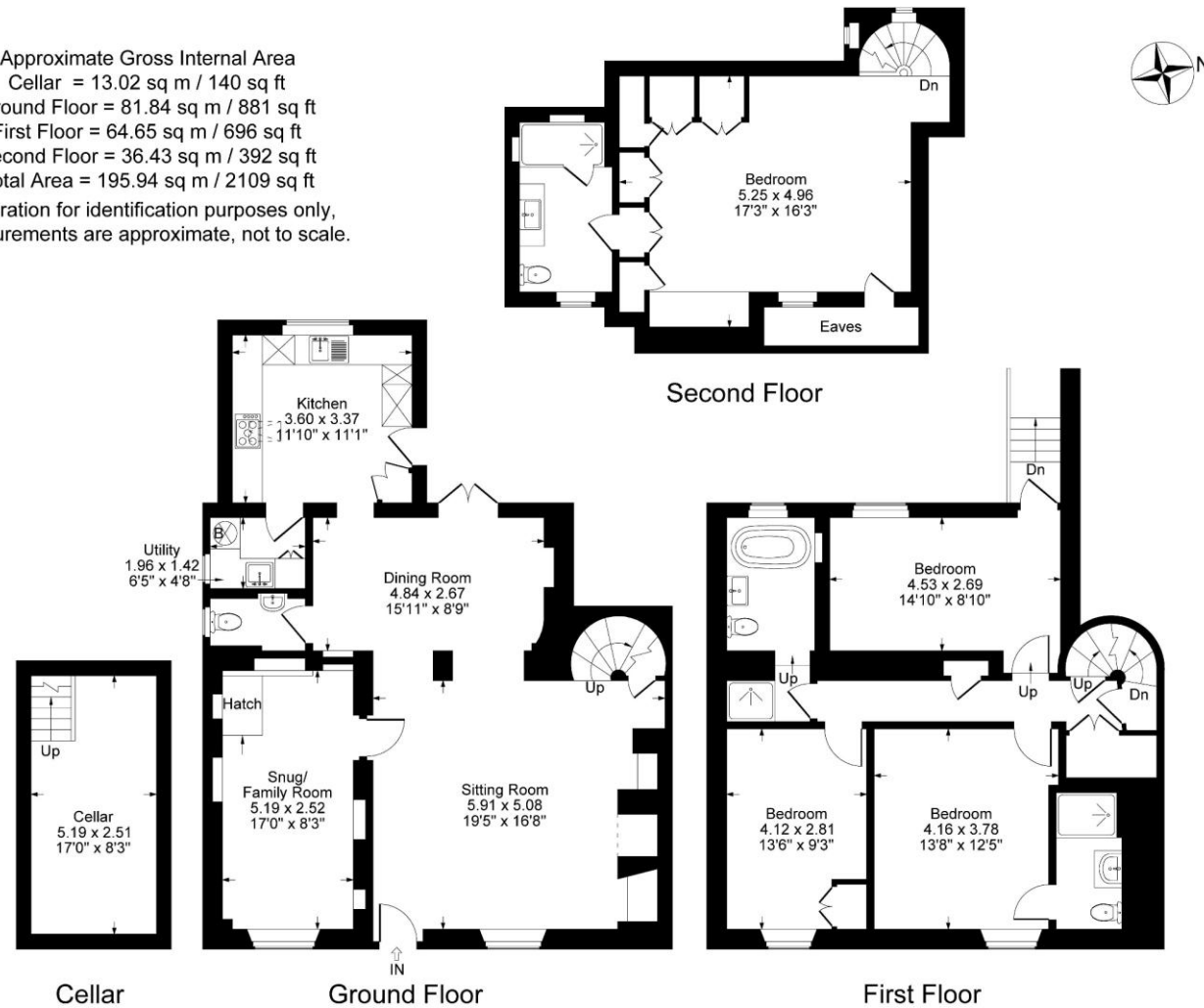
Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington
01869 338898

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
 Cellar = 13.02 sq m / 140 sq ft
 Ground Floor = 81.84 sq m / 881 sq ft
 First Floor = 64.65 sq m / 696 sq ft
 Second Floor = 36.43 sq m / 392 sq ft
 Total Area = 195.94 sq m / 2109 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Mark David

ESTATE AGENTS

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