

An aerial photograph of a two-story brick house in Hempton. The house features a brown tiled roof, a grey gabled extension on the left, and a white conservatory on the right. A large green lawn is enclosed by a wooden fence, and a gravel driveway with three parked cars (a silver hatchback, a black SUV, and a blue SUV) is visible. The background shows a large brown field, trees, and a clear blue sky.

Hempton

Mark David  
ESTATE AGENTS



# HEMPTON

*A Magnificent, Extended and Much Improved Three Bedroom Home, Located in Just Under a Fifth of An Acre of Envidable Gardens Which Are South Facing and Have Countryside Views.*

## Brief Ground Floor Accommodation

Entrance Hall  
Sitting Room  
Kitchen / Dining / Family Room  
Family / Dining Area  
Bathroom  
Utility Room

## Brief First Floor Accommodation

Master Bedroom  
Two Further Bedrooms  
Shower Room

## Outside

Private Driveway  
Side Pedestrian Access to Rear Garden  
South Facing Rear Garden  
Patio Area  
Lawn Area  
Garden Shed

**Guide Price: £475,000**





### SITUATION

Hempton is a charming small village situated approximately one mile west of Deddington. The neighbouring village of Deddington offers many amenities including several shops providing for everyday needs, Post Office, Health and Community Centres, library, hotels and restaurants, recreation ground, there is also the Church of St Peter and St Paul, the Congregational Chapel and the Wesleyan Chapel. Also, within the village there is the Church of England primary school plus Hempton falls within the Warriner catchment for secondary education. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junction 10 or 11.

### DISTANCES

Deddington c. 1 mile

Banbury c. 7 miles

Bicester c. 13 miles

Oxford c. 19 miles

Birmingham c. 59 miles

London c. 75 miles

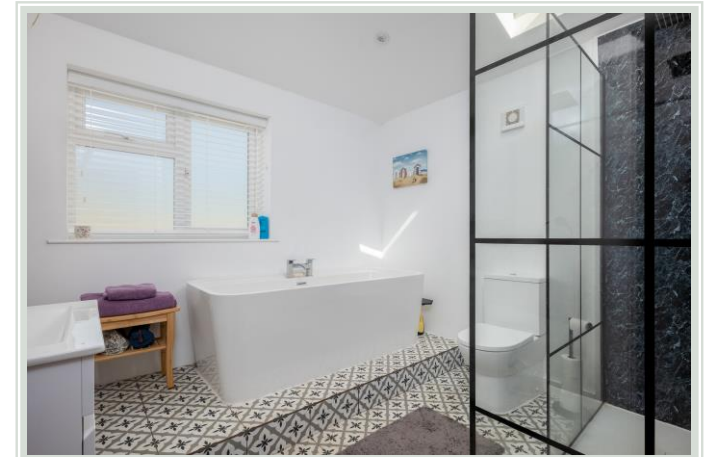
London via Bicester c. 43 minutes

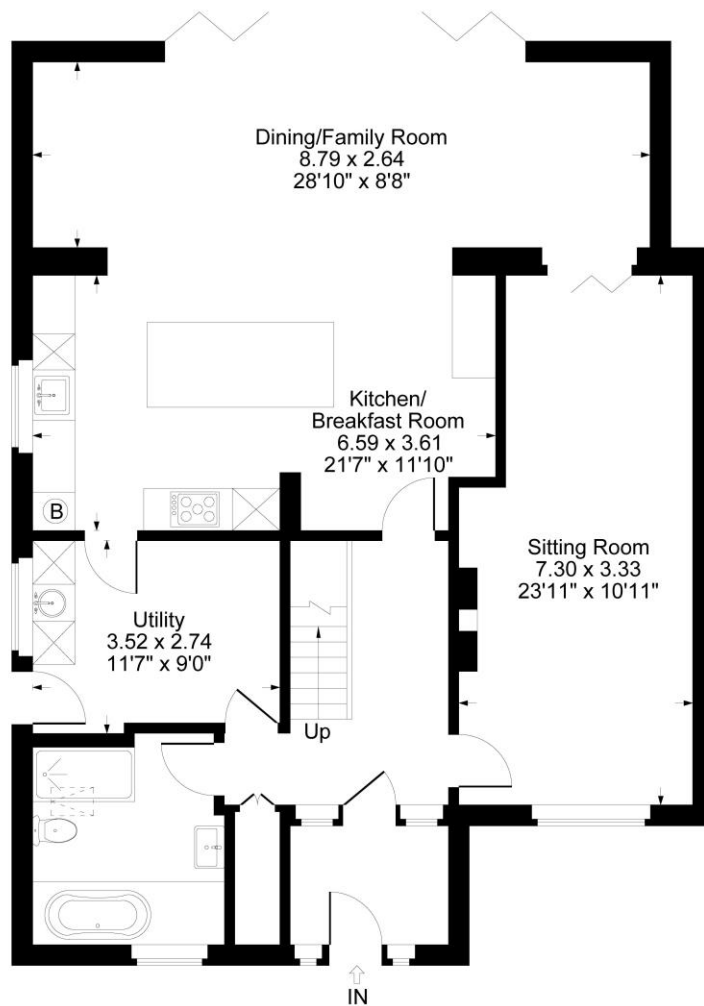
### LOCAL AUTHORITY

Cherwell District Council

Council Tax Band: C

(Subject to change after completion)

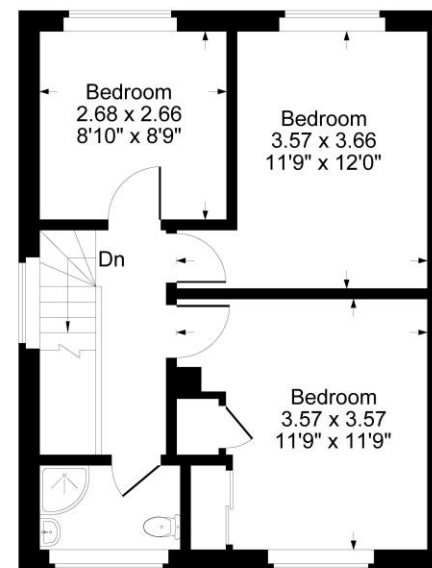




Ground Floor



Approximate Gross Internal Area  
 Ground Floor = 109.37 sq m / 1177 sq ft  
 First Floor = 40.73 sq m / 439 sq ft  
 Total Area = 150.10 sq m / 1616 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



First Floor

# Mark David

ESTATE AGENTS

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