

Deddington



Deddington

A versatile home with four bedrooms and a potential one bedroom annex with south facing rear garden and off street parking for three vehicles.

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, the Church of St Peter and St Paul and the Wesleyan Chapel. 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:

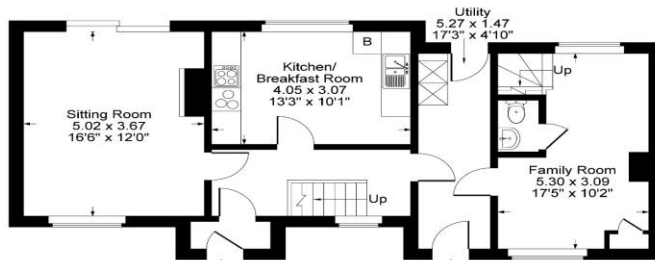
- Kitchen/breakfast room
- Sitting room
- Family room
- Utility room
- Three bedrooms
- Further top floor bedroom with En-suite
- Potential one bedroom annex
- South facing rear garden
- Driveway parking for numerous vehicles



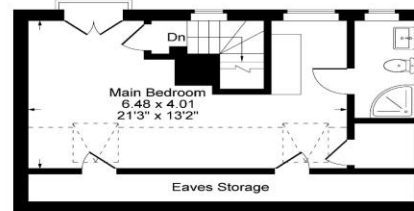
Offers in Excess of: £450,000



First Floor



Ground Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 56.82 sq m / 612 sq ft
 First Floor = 56.82 sq m / 612 sq ft
 Second Floor = 38.55 sq m / 415 sq ft
 Total Area = 161.58 sq m / 1740 sq ft
 Illustration for identification purposes only,
 measurements are approximate, 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

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

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