

Deddington

An aerial photograph of a large, three-story red brick house with a dark grey roof and several chimneys. The house is surrounded by a large green lawn and a gravel driveway. In the background, there are rolling green fields and trees under a clear sky.

Mark David
ESTATE AGENTS



DEDDINGTON

OXFORDSHIRE

An Attractive & Substantial Five Bedroom Detached Edwardian Residence set in its own Gardens with Sweeping Gravel Driveway to Double Garage.

Brief Ground Floor Accommodation
Spacious Entrance Hall - Sitting Room -
Kitchen/ Breakfast Room - Dining Room –
Walk in Pantry - Utility Room –
Cloakroom - Home Office

Brief First Floor Accommodation
Master Bedroom – Ensuite Shower Room –
Guest Bedroom – Ensuite Shower Room –
Three Further Bedrooms – Family Bathroom

Brief Outside Space
Sweeping Gated Driveway - Parking for Numerous
Vehicles - Double Garage with Electric Doors –
Light and Power - Gardens to the front and side of
the property.

In all about 3,611 sq.ft./ 335 sq.m.





ACCOMMODATION

GROUND FLOOR

- Brief Ground Floor Accommodation
- Spacious Entrance Hall
- Sitting Room – with Log Burning Stove
- Kitchen/ Breakfast Room – with an Aga
- Dining Room - Feature Open Fireplace
- Walk in Pantry – with Shelving
- Utility Room
- Cloakroom
- Home Office

FIRST FLOOR

- Master Bedroom – Feature Fireplace
- Ensuite Shower Room
- Guest Bedroom - Feature Fireplace
- Ensuite Shower Room
- Three Further Bedrooms
- Spacious Family Bathroom – Rolltop Bath

OUTSIDE

- Sweeping Gated Driveway
- Parking for Numerous Vehicles
- Double Garage with Electric Doors
- Light and Power
- Gardens to the front and side of the property and laid with paved patio, lawns, flower & shrub beds and mature trees.

All Bedrooms are Large Enough to Fit a King Size Bed.



SITUATION & AMENITIES

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.

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 oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

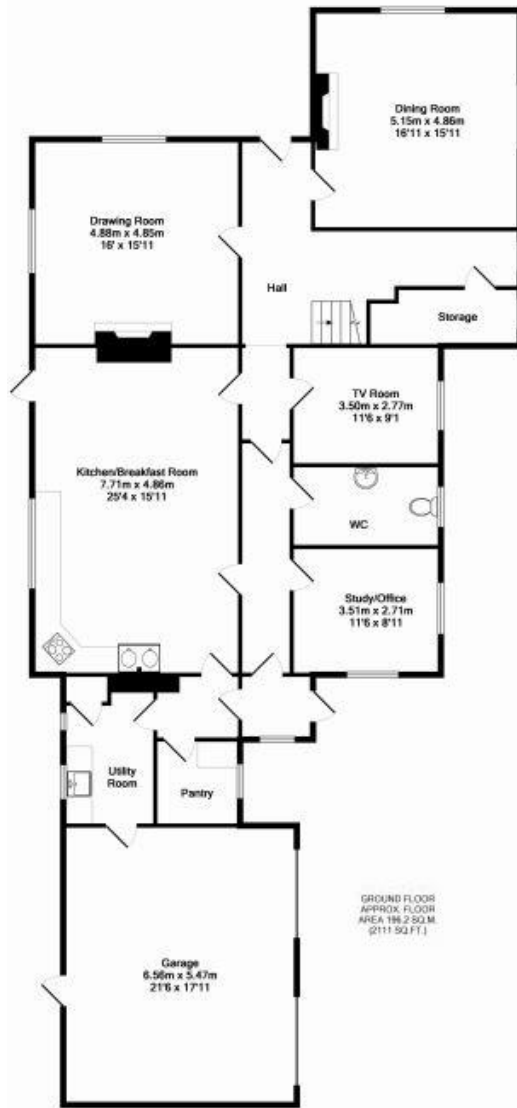
LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: G

VIEWINGS

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





GROUND FLOOR
APPROX. FLOOR
AREA 196.2 SQ.M.
(2111 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 139.3 SQ.M.
(1499 SQ.FT.)

TOTAL APPROX. FLOOR AREA 335.4 SQ.M. (3611 SQ.FT.)

Mark David Estate Agents Limited is a registered company in England. Registered office: 15 Thayer Street, London, W1U 3JT. Telephone: 0207 467 5330. Fax: 0207 467 5331. Email: info@mark-david.co.uk

Mark David

ESTATE AGENTS

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

Market House, Market Place, Deddington
OX15 0SB

Tel: 01869 338898
Email: deddington@mark-david.co.uk

London Branch

The Mayfair Office, Cashel House,
15 Thayer Street, London, W1U 3JT
Tel: 0207 467 5330

Branches also at: Banbury, Chipping Norton & London

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.

M1206

