



Rosedene House, New Street, Deddington OX15 0SS
Guide Price £595,000

**Stanbra
Powell**

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Property Lettings

An elegant, Grade II listed stone cottage, located in the heart of this highly desirable village with an array of amenities.

**Entrance Hall | Kitchen | Separate Dining
/Sitting room | Living Room | Utility
Room | Cloakroom W/C | Large landing / study
area | Three first floor double bedrooms |
Bathroom | Private rear garden | Small front
garden | Gas central heating**

A characterful, three bedroom period property, complimented by a private rear garden. The cottage has been sympathetically renovated to a high specification and provides generous accommodation throughout. Rosedene House is offered with no onward chain.

Ground Floor:

Entrance Hall: Stairs rising off to first floor.

Kitchen: Comprehensive range of “shaker” style wall and base units. Oak work surfaces. Belfast sink. Integrated electric hob and oven. Extractor. Integrated dishwasher. Plumbing for washing machine. Cupboard housing Worcester Bosh, gas combination boiler. Further cupboard. Sash window.

Living Room: Feature cast iron log burner. Under stairs storage cupboard. Further cupboard and recess shelving. Double glazed casement doors and matching full height windows.

Dining / Sitting Room: Feature cast iron fireplace. Sash window.

Utility Room : Range of wall and base units. Oak work surfaces. Space for fridge/freezer. Door to rear.

Cloakroom / WC: Wall hung hand basin. Low level WC. Tiling to splash back areas. Extractor.

First Floor:

Spacious Landing / Study area: Access to loft. (Recess spot light over proposed study area)

Master Bedroom : Generous double bedroom with feature cast iron fireplace.

Bedroom two: Generous double bedroom with feature cast iron fireplace.

Bedroom Three: Generous double bedroom.

Bathroom: White suite fitted to a high specification comprising of panelled bath. Double width walk in shower with thermostatic shower fitting. Wall hung hand basin and vanity unit. Low level WC. Heated towel rail. Tiled flooring.

Outside:

Rear garden: Private garden enclosed by close boarded fencing. Predominantly laid to lawn. Raised shingle areas. Large patio area. Brick and rendered storage shed. Side access via gate.

Front garden: Low maintenance laid to shingle. Pathway to front door.

Rosedene House enjoys vehicular access through the adjoining archway leading to the garden meaning there is potential for off road parking by using part of the garden.. There is however ample parking bays immediately to the front and side of Rosedene House.

The village of Deddington offers many amenities including several shops, 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 village there is the primary school plus Deddington falls within the Warriner catchment for secondary education.

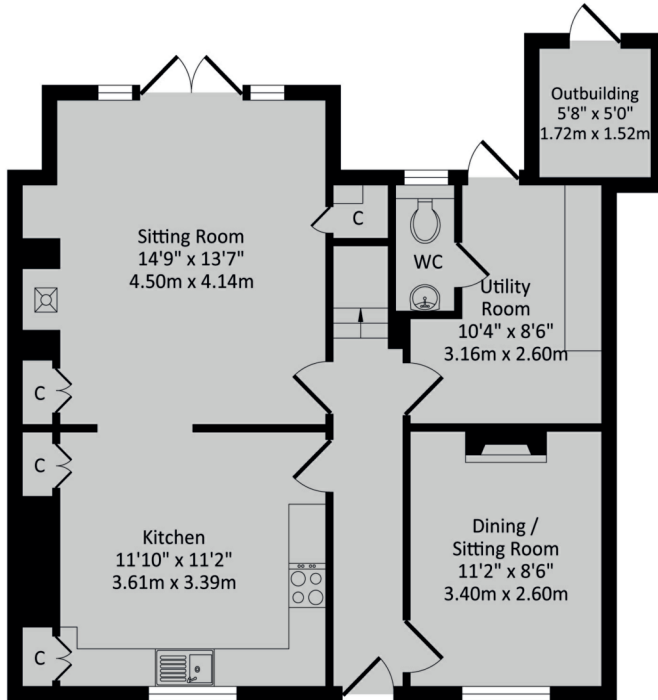
Services: All
Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and continue for approximately 6 miles. Upon reaching Deddington. At the traffic lights continue into New Street and the property can be found on the right hand side..

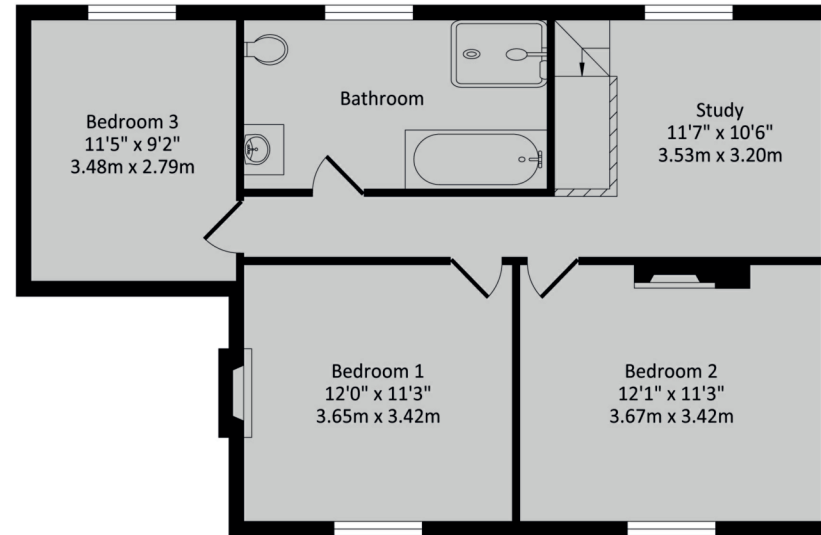




Ground Floor
639 sq.ft. (59.40 sq.m.) approx.



First Floor
675 sq.ft. (62.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1314 sq.ft. (122.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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