



Field View, Castle Street, Deddington, Oxon OX15 0TE  
£375,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A double fronted period cottage located within this sought after village, offered with no onward chain.*

**Living room | Kitchen/diner | Two first floor bedrooms | Bathroom | Enclosed rear garden | Small garden to front | Electric heating | Newly installed double glazed windows | All rooms have newly installed energy efficient electric heaters**

Having been recently renovated to a high specification a two double bedroom red brick cottage providing well balanced accommodation within moments of the highly desirable market place of Deddington. The cottage is complemented by an enclosed rear garden.

### Ground Floor

Newly installed front door leads to living room.

**Living room:** Stairs rising off to first floor. Feature fireplace with Oak beam mantle. Window to front aspect. Double glazed door giving access to rear. Recessed spotlights. Exposed beam. Walkway through to kitchen/diner.

**Kitchen/diner:** Stainless steel sink unit. Comprehensive range of contemporary wall and base units with complementary Oak work surfaces. Tiling to splashback areas. Integrated 4 ring electric hob with electric oven under. Extractor fan. Dual aspect room. Recessed spotlights.

### First Floor

**Landing:** Window to rear aspect. Door to master bedroom. Access to loft.

**Bedroom one:** Generous double bedroom with window to front aspect.

**Bedroom two:** Double bedroom to front aspect.

**Bathroom:** Newly installed white suite comprising of tongue and groove panelled bath with rainfall shower unit, low level WC and wash handbasin with vanity unit. Tiling to splashback areas. Heated towel rail. Recessed spotlights. Window to rear.

Door to rear leads to garden.

### Outside

**Enclosed rear garden,** predominately laid to shingle. Timber covered area. Outside lights. The garden measures a maximum of 15 ft in length x maximum width 18 ft.

Immediately in front of the property is a lay-by which can be used for parking although not allocated to the property.

### Agents Note

The property benefits from newly installed electric consumer unit and newly installed windows.

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: C  
Authority: Cherwell District Council

Directions: Approaching Deddington at the traffic lights turn left into Market Place follow through Market Place, Castle Street is on the left hand side.

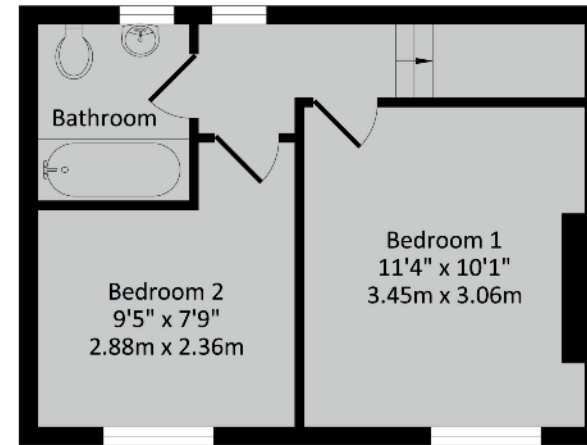
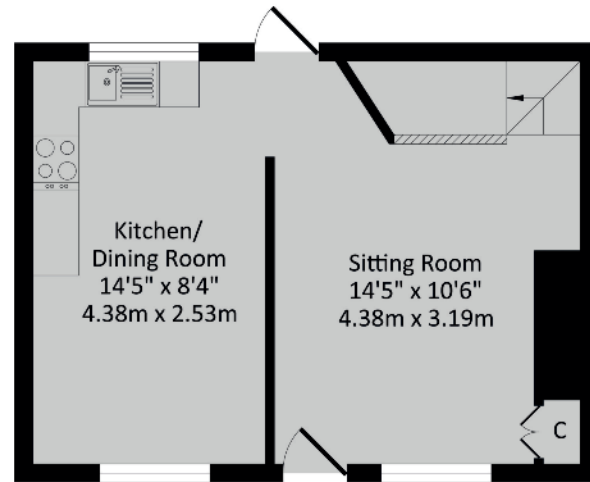






Ground Floor  
 281 sq.ft. (26.10 sq.m.) approx.

First Floor  
 281 sq.ft. (26.10 sq.m.) approx.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 93                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 36      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |



TOTAL APPROX. FLOOR AREA 562 sq.ft. (52.20 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 untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



**stanbra-powell.co.uk**

