

31 HOBART WAY

DEDDINGTON, OXFORDSHIRE



A generous three bedroom detached home with garden, garage & parking

Ground Floor: Kitchen/family/dining room
Sitting room • Utility room • W/C

First Floor: Main bedroom with bathroom
Two double bedrooms • Family bathroom

Outside: Garden • Garage



Stow-on-the-Wold Office

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DESCRIPTION

This spacious and well-designed three-bedroom detached home offers modern living in a peaceful setting, complete with a garage, driveway, and an electric car charging point.

The property features underfloor heating throughout the ground floor, adding comfort and efficiency to the modern interior. Inside are three double bedrooms, including a principal bedroom with an adjoining bathroom. The two remaining bedrooms are served by a contemporary family bathroom.

At the heart of the home is a large open-plan kitchen, family, and dining area with folding doors that lead out to the garden, perfect for entertaining or everyday living. A separate sitting room enjoys views of the surrounding countryside and also features double doors opening onto the garden.

Additional conveniences include a utility room and a downstairs W/C.

Outside, the laid-to-lawn garden includes a patio area, ideal for outdoor dining and relaxation.

SERVICES

Mains water, electricity and drainage. Gas central heating. Broadband is connected.

(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cherwell District Council - T: 01295 227001

COUNCIL TAX: Band F

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office, T: 01451 830731 E: stow@butlersherborn.co.uk

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T: 0207 839 0888 E: stow@butlersherborn.co.uk

DIRECTIONS (OX7 7EW)

From Chipping Norton, take the A361 towards Banbury, take a right turning onto the B4031 towards Hempton, once through Hempton Hobart Way will be found on your left hand side.

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Pubs

The Red Lion 0.5 miles
The Boxing Hare, Chipping Norton 5.2 miles
Falkland Arms, Great Tew 6.3 miles



Schools

Deddington C of E primary school 0.5 miles
Bloxxham School 4.3 miles
Tudor Hall (Girls) School 6.5 miles



Stations

Banbury to Marylebone 6.8 miles
Charlbury to Paddington 13.4 miles

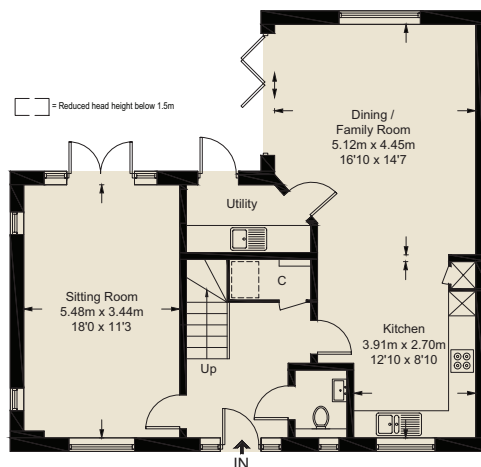


Members Clubs

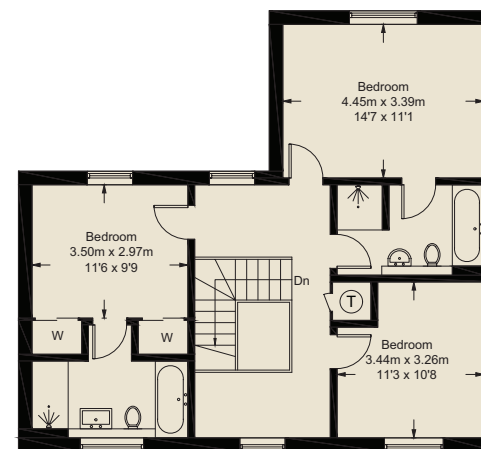
Soho Farmhouse 6.7 miles
Daylesford Organic, Spa and Bamford 17 miles

Butler
Sherborn

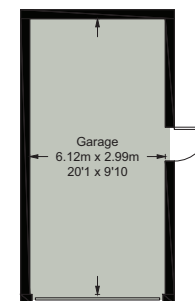
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Ground Floor
72.7 sq m / 782 sq ft



First Floor
71.8 sq m / 773 sq ft



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 162.8 sq m / 1752 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1203799)

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: XXXXX 2024. Particulars written: May 2025. Brochure by wordperfectprint.com

