



JOE VIEIRIA POWERED BY **exp**™ UK

01295 535 188 / 07796 266 529  
@ joe.vieira@exp.uk.com  
joevieira.exp.uk.com

# . The Beeches, Deddington

Guide Price £650,000

 4  3  2



Freehold:

Property Ref JV0032

Four-Bedroom Detached Home – NO CHAIN

This spacious detached home offers excellent potential for modernisation, giving you the canvas to create your dream home. With four generous bedrooms, a double garage, and ample parking, plus views over open fields to the rear, this property combines size, privacy, and location.

Why you'll love this

A great opportunity to put your personal stamp on a property in need of general updating.

Spacious rooms, well-designed layout and excellent natural light. Countryside views from the rear, while still being close to village amenities.

Accommodation

Ground Floor

Cloakroom: white suite low-level WC, hand wash basin, wooden flooring.

Sitting Room: coal-effect gas fire with stone surround and hearth, bay window to the front, sliding patio doors to rear garden, wooden floor.

Kitchen / Dining / Utility: wall & base units, gas hob with extractor, oven, fridge & freezer, plumbing for washing machine & tumble dryer, tiled floor; windows front and rear; gas central heating boiler.

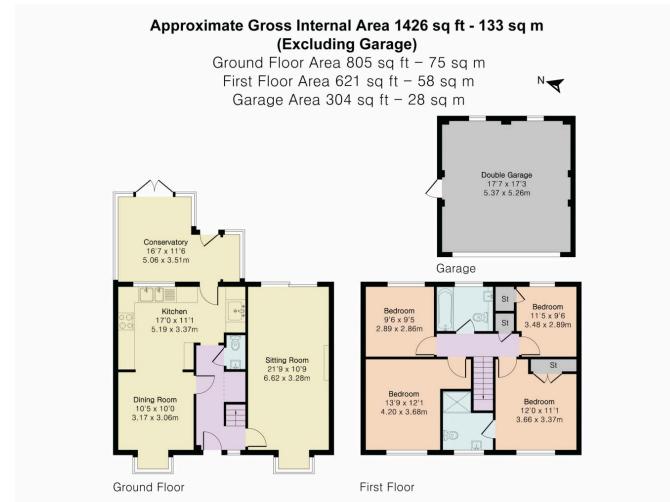
Conservatory: brick & double-glazed, overlooking rear garden, door to the garden, wooden flooring.

First Floor

Landing: built-in airing cupboard, loft access.

Master Bedroom: front window, built-in wardrobes, wooden floor, en-suite (shower cubicle, hand wash basin, WC, fully tiled).





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement, 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy in its floor plans, all room areas are approximate and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as the basis of valuation.

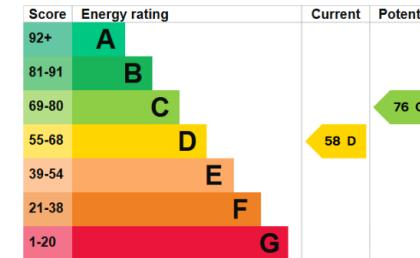


- No onward chain
- Four Bedroom Detached Home
- Kitchen / Dining / Utility Area: En-Suite: To Main Bedroom
- Family Bathroom: Gas central heating
- Double Garage
- Excellent potential to modernise and add value
- Council Tax Band F Estimate £3,559
- Property REF JV0032

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60