



2 Green Court, Deddington  
Banbury, Oxfordshire, OX15 0TJ



ROUND & JACKSON  
ESTATE AGENTS





**A substantial family house built to a high specification with spacious and well planned accommodation arranged over three floors. The property is located just a short walk from the centre of this highly regarded and well served village.**

#### The property

2 Green Court, Deddington is a unique family house which is pleasantly located in a tucked away position, close to the centre of this highly sought after and well served village. The property was remodelled in 2016 to a very high standard and has spacious and well planned accommodation which is arranged over three floors. On the ground floor there is an entrance hallway with boot room, a sitting room, a cloakroom, a utility room and a superb open plan kitchen/dining/family room with doors to the rear garden. On the first floor there is a central landing, four double bedrooms (two with en-suites) and a modern family bathroom. On the second floor there is an excellent master bedroom suite with a dressing room, store room and an en-suite bathroom. To the front of the property there is a large driveway with parking for several vehicles and to the rear there is a large lawned garden.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Hallway

A large and welcoming hallway with wooden flooring, an oak staircase and doors to all ground floor accommodation.

#### Cloakroom

Wash hand basin and W.C.

#### Utility Room

Work surfaces, sink and draining board, space for washing machine and tumble dryer.

#### Boot Room

A useful room and storage area.

#### Sitting Room

A spacious reception room with a window to the front.

#### Kitchen/Dining/Family Room

A fantastic open plan room with a travertine tiled flooring and bi-folding doors to the rear garden. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces over. Sink and draining board, integrated fridge/freezer, range cooker with extraction hood over, dishwasher and central island unit. Within the dining/family area there is ample space for a dining table and chairs and lounge furniture.

#### First Floor Landing

Stairs to second floor and doors to all first floor accommodation.

#### Bedroom Two

A double room with a built in wardrobe, a window to the front and an en-suite shower room.

#### Bedroom Three

A double room with a window to the rear and an en-suite shower room.

#### Bedroom Three

A double room with a built in wardrobe and a window to the front.

#### Bedroom Four

A double room with a built in wardrobe and a window to the rear.

#### Family Bathroom

Beautifully fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Travertine tiled walls and floor, heated towel rail.

#### Master Bedroom Suite

A superb, spacious master bedroom with a dressing room, a store room and an en-suite bathroom.



### Outside

To the front of the property there is a large driveway which provides parking for several vehicles. To the rear there is a large garden which is laid to lawn. There is a right of way for the neighbouring property to cross the driveway.

### Situation

Deddington is a highly regarded, well served and popular village located approximately 6 miles south of Banbury. There are many amenities within the village including an excellent general store with Post Office, a variety of other shops, a library, a hotel, a variety of restaurants and public houses, a recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. Also within the village there is a primary school and Deddington falls within the Warriner, Bloxham 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.

**Asking Price £675,000**



### Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately six and a half miles until Deddington is reached. As you approach the traffic lights turn left into Earls Lane and then take your second left into The Beeches where the entrance to the driveway will be seen immediately on your right.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band F.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

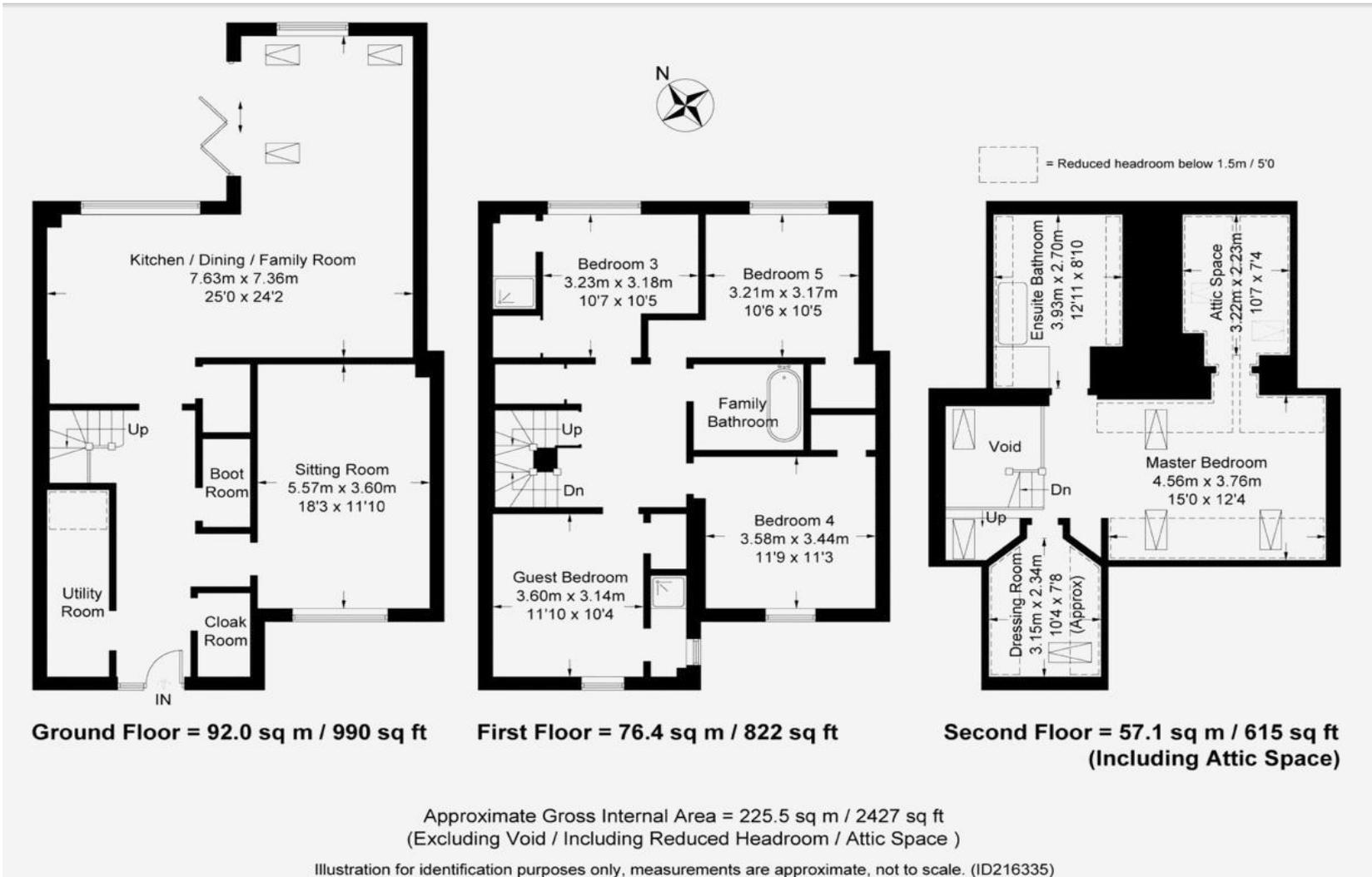
### Tenure

A freehold property.

### Agents Note

Some of the photographs have been edited with furniture and furnishings.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(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>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	83
EU Directive 2002/91/EC		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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