



Little Hardres Cottage, Holcombe Gardens
Deddington, Banbury, Oxon, OX15 0AD



ROUND & JACKSON
ESTATE AGENTS





A charming three bedroom cottage with two reception rooms, off road parking and a private garden, located within this highly regarded and well served village.

The property

Little Hardres Cottage is a most attractive semi detached period village home with many character features and spacious accommodation arranged over three floors. The front door leads into a large entrance porch and cloakroom/WC and there is also a sitting room with attractive stone fireplace and wood burning stove, a separate dining room with a fireplace, and a fitted kitchen with a door to the outside. On the first floor there are two double bedrooms and a modern family bathroom and from the landing there is a staircase leading up to a further double bedroom with exposed timbers. There is a driveway to the side of the property and to the rear there is a private garden with a detached outbuilding which is divided into a utility room and a garden room.

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

Entrance Porch

Main entrance door to the front, ample space for coats and storage, door to cloakroom and dining room.

Cloakroom

Wash hand basin and low level WC.

Dining Room

A spacious reception room with access to the kitchen, tiled flooring and a fireplace.

Sitting Room

A characterful room with exposed ceiling beams and an exposed stone wall with a fireplace and wood burning stove and a former bread oven. Stairs to the first floor.

Kitchen

Fitted eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, induction hob with extractor over, single oven and integrated dishwasher. Space for fridge-freezer, door and window to front.

First Floor Landing

Doors to all first floor accommodation, stairs to second floor.

Bedroom Two

A double room with windows to the side and rear.

Bedroom Three

A double room with a window to the front.

Family Bathroom

A modern bathroom fitted with a shower bath and screen, a wash hand basin and a low level WC. Attractive tiling to floor and walls.

Master Bedroom

A large double room with exposed ceiling beams and a window to the front and side.

Outside

To the side of the property there is a gravelled driveway and garden with a pathway to the front door. To the rear of the property there is a private garden which is pleasantly landscaped and laid to lawn with well stocked borders, established trees and a decked seating area with timber shed.



Outbuilding

Within the garden there is a detached building which is currently divided into two rooms. The front is used as a utility room and has fitted work surfaces, a sink and draining board and space for a washing machine and tumble dryer. The rear is being used as a garden room and could be used as a home office.

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, Eagles Fine Foods, 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.

Directions

From Banbury proceed southwards via the Oxford Road and travel for approximately six miles until Deddington is reached. Continue through the traffic lights for approximately 100 yards and take the first right hand turn into Holcombe Gardens where the property will be found.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

By prior arrangement with Round & Jackson

Tenure

A freehold property.

Asking Price - £475,000

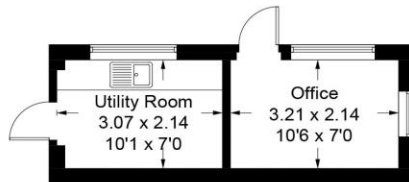


High Street, Deddington, OX15

Approximate Gross Internal Area = 119 sq m / 1281 sq ft

Annexe = 14 sq m / 151 sq ft

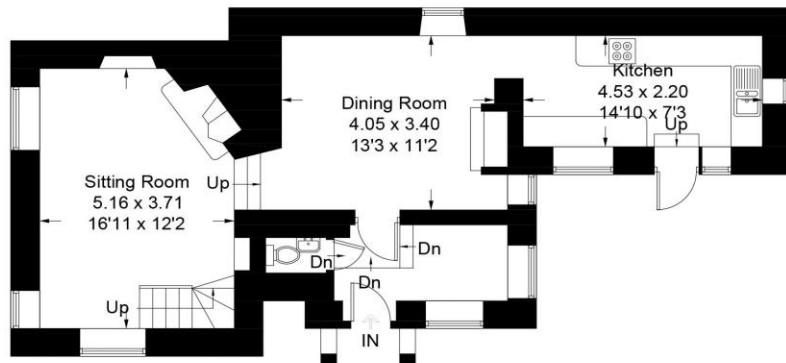
Total = 133 sq m / 1432 sq ft



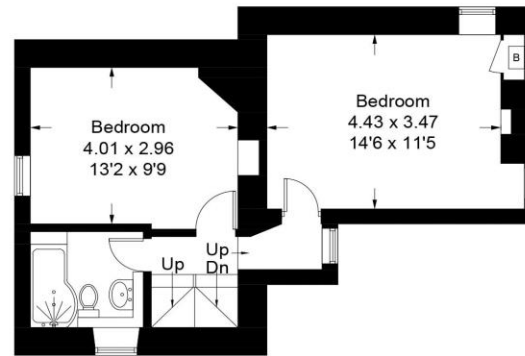
Annexe

(Not Shown In Actual Location / Orientation)

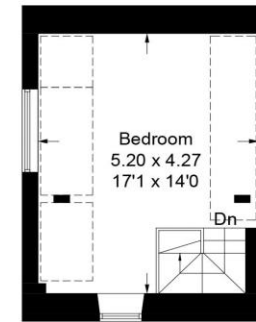
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID509911)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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