



Allo Cottage, High Street  
Deddington, Banbury, Oxon, OX15 0SJ



ROUND & JACKSON  
ESTATE AGENTS









**A spacious three-bedroom cottage with a large rear garden and workshop located within this sought after and well served village. Available for sale with no onward chain.**

#### The property

Allo Cottage, Deddington is a well presented three-bedroom cottage which is conveniently located within this sought after village and is offered for sale with no onward chain. The property offers spacious accommodation which is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, a large sitting room, galley style kitchen, dining room, lobby area, a cloakroom/W.C. On the first floor there is a central landing, three bedrooms and a shower room. Outside of the property there is a superb, private rear garden which extends to over one hundred foot in length and is predominantly laid to lawn with established shrubs, hedges and plants throughout with a useful workshop to the back of the garden and two patio seating areas.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

Door leading to;

#### Sitting Room

A spacious reception room ample space for a range of furniture. There are two windows to the front aspect, door to the kitchen, stairs rising to the first floor and a exposed stone fireplace.

#### Kitchen

A galley style kitchen which is fitted with a range of eye level cabinets with base units and drawers and work surfaces over with tiled splash backs. There is an integrated single oven with a four ring gas hob above and an extractor hood over, space and plumbing for a free standing dishwasher and washing machine with a useful pantry cupboard and breakfast bar. Window to the rear aspect and door leading to the dining room.

#### Dining Room

A good-sized reception room with windows to the rear and side aspect and door leading to the rear lobby.

#### Rear Lobby

With windows and door to the rear garden and door giving access to the storage area and cloakroom/W.C.

#### Cloakroom/W.C

Fitted with a wash hand basin and W.C.



#### First Floor Landing

With a window to the side aspect and doors to all first-floor accommodation.

#### Bedroom One

A good sized double bedroom with a window to the front aspect, hatch to the loft space and fitted wardrobes.

#### Bedroom Two

A double bedroom with fitted wardrobes and a window to the front aspect.

#### Bedroom Three

A small double bedroom with dual aspect windows to the rear and side.

#### Outside

A particular feature to the property is the superb and mature rear garden which extends over one hundred foot in length and is predominately laid to lawn. There are steps from the property leading to a patio seating area, a raised pond and there are established trees with plant and shrub borders. To the rear of the garden there is a useful workshop which has power and light connected which adjoins another patio seating area. There is on street parking available to the front of the property.



#### 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.

#### Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately six miles until Deddington is reached. Continue through the traffic lights where the property will be found after a short distance on your left-hand side.



#### Services

Services. All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewing Arrangements

By prior arrangement with Round & Jackson.

#### Tenure

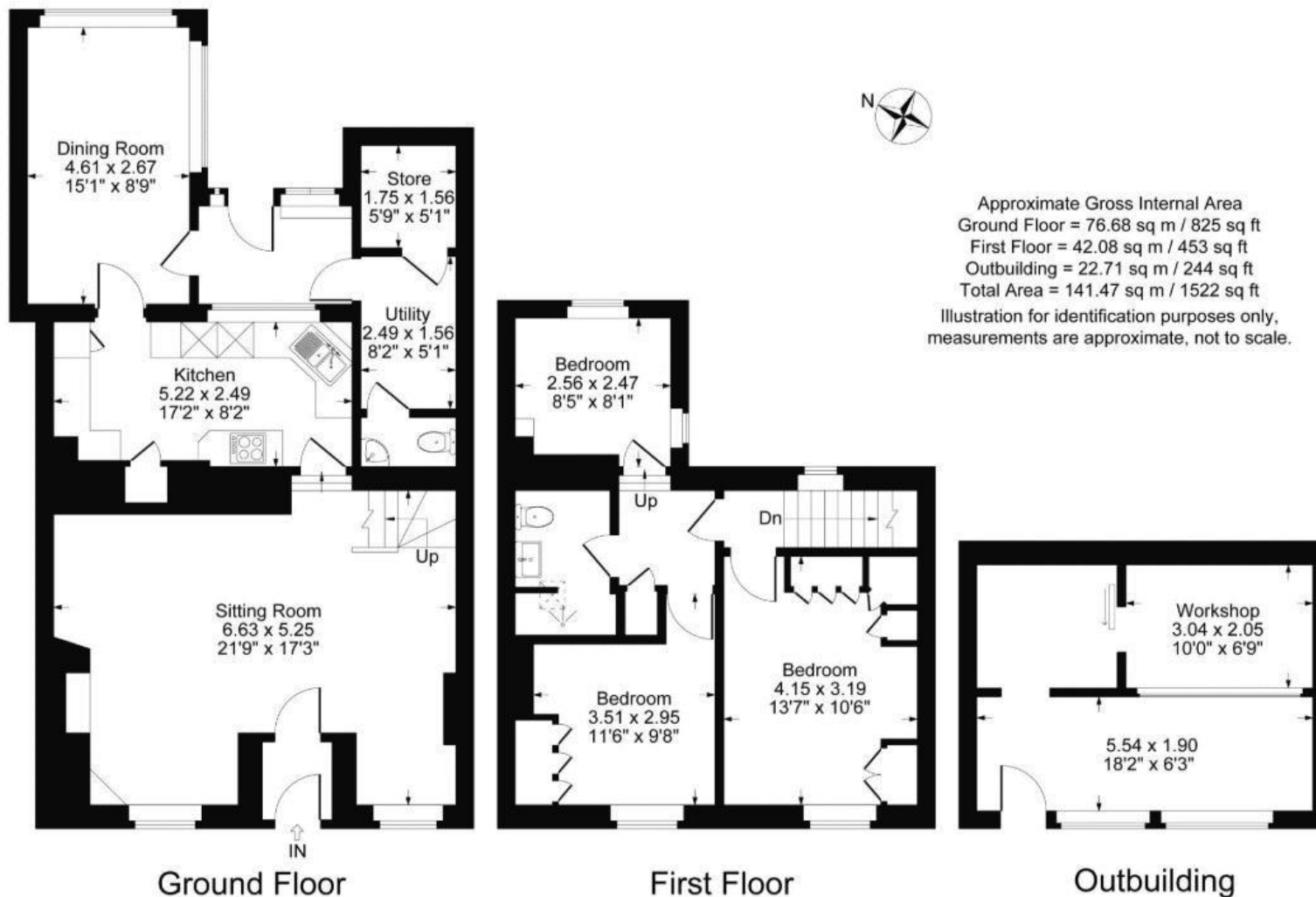
A freehold property

Asking Price: **£430,000**









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



rightmove



ROUND & JACKSON  
ESTATE AGENTS