

4 WEST VIEW

SOMERTON

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Somerton

This charming three-bedroom semi-detached home, with a self-contained one-bedroom annexe, is set in a picturesque village in the Cherwell Valley, surrounded by open countryside. Close to the Oxford Canal and River Cherwell, the property offers a peaceful lifestyle with easy access to the M40 and rail links. Inside, a spacious living room with a log burner leads to a light-filled, south-facing dining/family room and garden with open field views. The annexe, currently rented for £800/month, includes a kitchenette, bedroom/study, and private entrance, with potential to rejoin the main house. Upstairs are two double bedrooms, a single, and a family bathroom. The garden features direct access to public footpaths and a fully insulated office, ideal for year-round remote work. The vibrant village of Somerton and nearby Deddington offer essential amenities, schools, and a community atmosphere. The home is offered with no onward chain, making it a ready-to-move-in opportunity.



South-facing garden

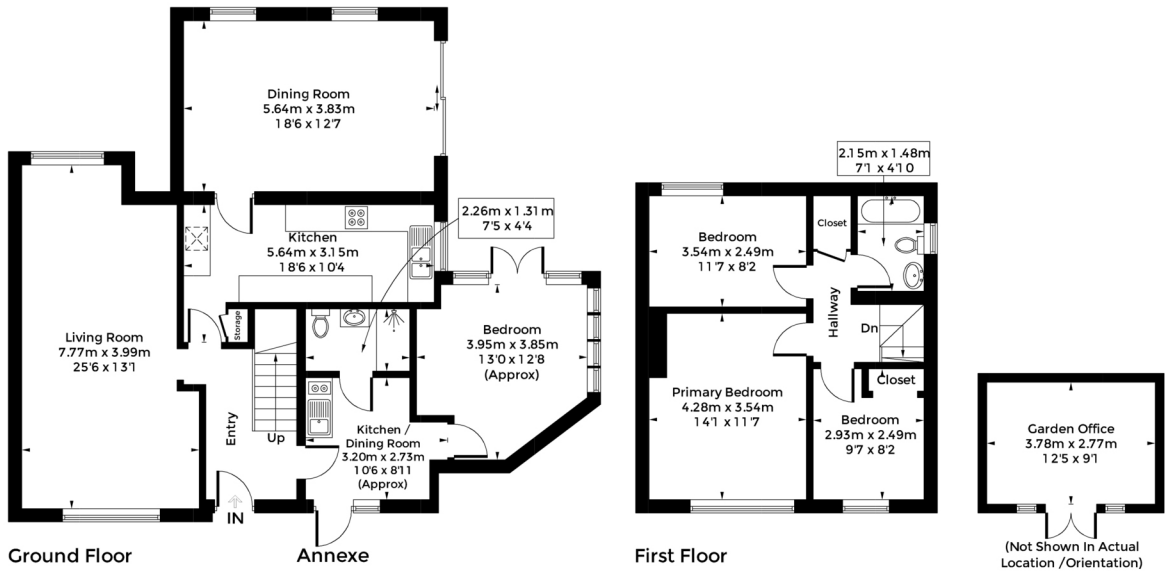
GUIDE PRICE

£385,000





Approximate Gross Internal Area =1 43.7 sq m /1 547 sq ft
Garden Office =1 0.4 sq m /112 sq ft
Total =154.1 sq m /1 659 sq ft



Council Tax:
Band C

Parking:
On Street parking

Local Authority:
Cherwell District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

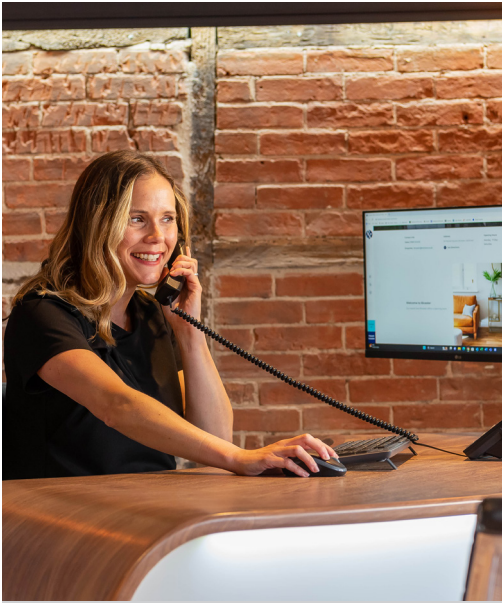
Convenience is key with this property, as it provides easy access to the M40 junction 10 (3 miles away) and nearby rail services at Lower Heyford and Bicester (6 miles away). Somerton enjoys a vibrant and supportive community with regular events at the village hall, rebuilt with lottery money in 2008.

The nearby village of Deddington offers various food shops, pubs, a library, health centre, primary school and a monthly market.



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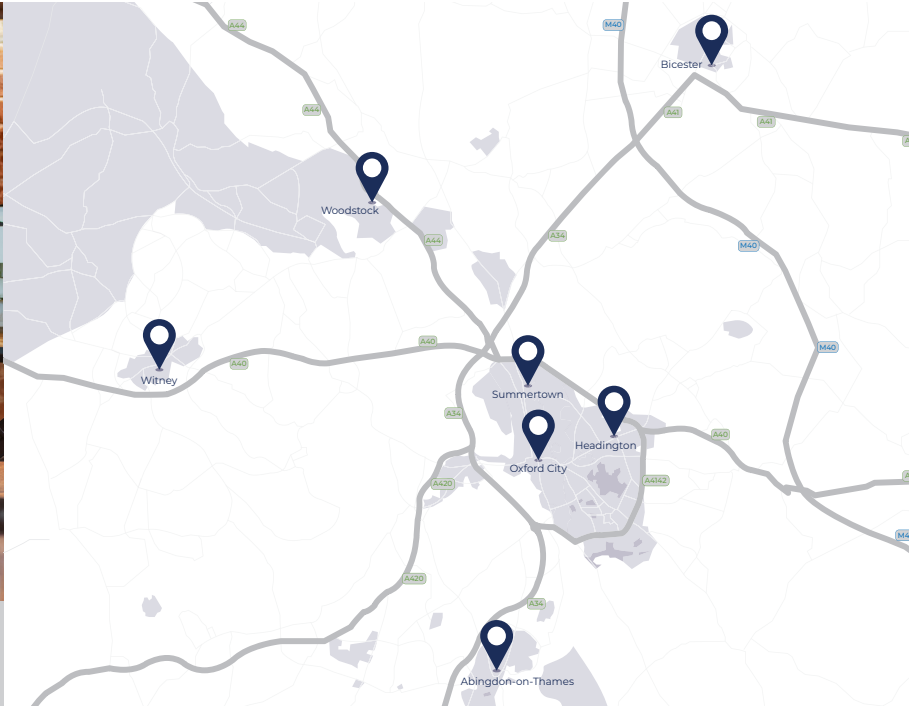
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