



26 Flux Drive

Deddington

A FOUR BEDROOM TOWNHOUSE LOCATED IN THE VERY POPULAR VILLAGE OF DEDDINGTON WITH GARAGE AND PARKING

Entrance hall, living/dining room, downstairs WC, four bedrooms, ensuite, family bathroom, rear garden, garage.  
Energy rating B.

£525,000 FREEHOLD





Situation

The village of Deddington offers many amenities including several shops providing for everyday needs, post office, Health and Community Centres, library, hotel and restaurant, recreation ground and for people wishing to worship there is the Church of St Peter and St Paul. Also within the village there is the Church of England primary school plus Deddington falls within the Warriner catchment for secondary education. Private schools include Bloxham, Tudor Hall, Sibford and Stowe. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junctions 10 or 11.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Well presented throughout.
- \* Entrance hall with stairs to first floor.
- \* Modern kitchen fitted with a range of base and eye level units with integrated

appliances including oven and gas hob, dishwasher, washing machine and fridge freezer.

- \* Living/dining room with patio doors opening to the rear garden, ample space for table and chairs and access to understairs cupboard.
- \* First floor landing with access to storage cupboard.
- \* Two double bedrooms both with space for wardrobes.
- \* Further single bedroom.
- \* Family bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin, window and extractor fan.
- \* On the top floor is the spacious master suite which has ample space for wardrobes and drawers and benefits from two built-in wardrobes and two sky lights allowing in lots of light and access to large ensuite which comprises of shower cubicle, WC, wash hand basin, heated towel rail, window and extractor fan.

- \* Low maintenance rear garden with patio space ideal for al fresco dining and the remainder mainly being laid to lawn with gate leading to parking area.
- \* Driveway parking leading to the garage which has an up and over door, light and power.

Services

All mains services are connected. The gas fired boiler is located in a kitchen cupboard.

Local Authority

Cherwell District Council. Council tax band D.

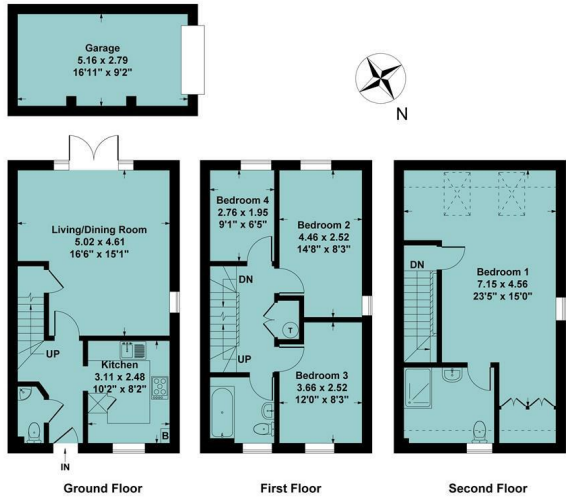
Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.

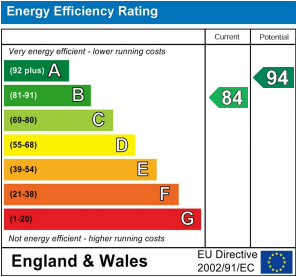
Floor Plans



Area Map



Energy Efficiency Graph



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