



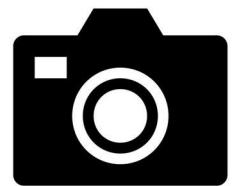
69 St. Johns Way

Hempton

OFFERED TO THE MARKET WITH A COMPLETE UPPER CHAIN IS THIS SPACIOUS AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH A GENEROUS CORNER PLOT AND PLENTY OF OFF ROAD PARKING LOCATED IN THE POPULAR VILLAGE OF HEMPTON

Entrance hall, lounge/diner, kitchen, utility, downstairs WC, study, conservatory, three bedrooms, family bathroom, generous rear garden, garage and log store. Energy rating D.

£415,000 FREEHOLD



PHOTOS COMING SOON **PHOTOS COMING SOON** **PHOTOS COMING SOON**

Situation

Hempton is a charming village situated approximately one mile west of Deddington, yet still remaining within the parish of Deddington itself. The neighbouring village of Deddington offers many amenities including several shops providing for everyday needs, Restaurants, Post Office, Health and Community Centres, library, hotels and an excellent Church of England Primary School. 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. Soho Farmhouse is close by attracting many famous faces and Hempton is the gateway to the beautiful Cotswolds.

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:

- * Entrance hall with tiled flooring, door to the lounge/diner, door to the kitchen, understairs storage and stairs to first floor.
- * The lounge accessed off the hallway has a large window to the front, a log burning stove, a dining space to the rear, serving hatch to the kitchen and patio doors to the conservatory.
- * Conservatory with tiled flooring, windows and door to garden.
- * Kitchen fitted with base and eye level units, integrated oven with four ring electric hob and extractor over, integrated dishwasher, inset double sink, window to conservatory, hatch to dining area, tiled floor, tiled splashback and door to the utility room.
- * Utility with space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, worktop ideal for home workers or crafting, built-in shelving.
- * Downstairs cloakroom with WC, wash hand basin and window to side.
- * Study accessed off the utility with built-in desk and shelving, panelled walls and window to side.
- * First floor landing with hatch to loft, window to side and doors to all rooms.
- * Bedroom one is a double with window to front, built-in wardrobe and airing cupboard housing the hot water tank.
- * Bedroom two is a double with window to rear and built-in wardrobes.
- * Bedroom three is a large single or a small double with a window to the rear and built-in wardrobes.
- * Family bathroom fitted with a corner shower unit, WC and vanity wash hand basin, tiled floors, part tiled walls and a window to the front.
- * Outside there is off road parking for several vehicles on the block paved driveway. Hinged swing gates with access to the garden where there is a further parking area, a block paved patio, a border of hedges and mature trees and a covered seating area.
- * Garage with up and over door and a personal door to the rear. Large log store built onto the side of the garage with door to front. Oil tank located behind the garage.

Services

All mains services are connected with the exception of gas. The boiler is located outside in the covered seating area.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: D

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

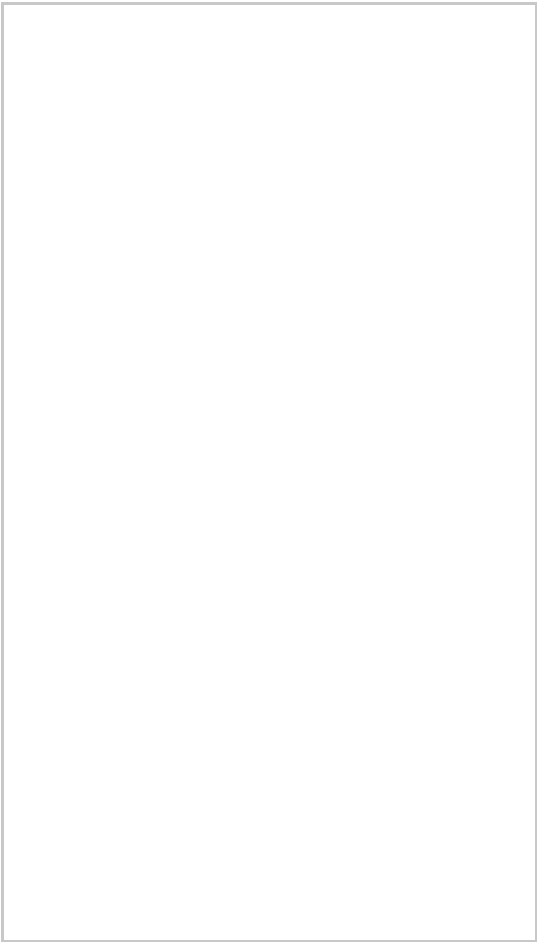
Viewing

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

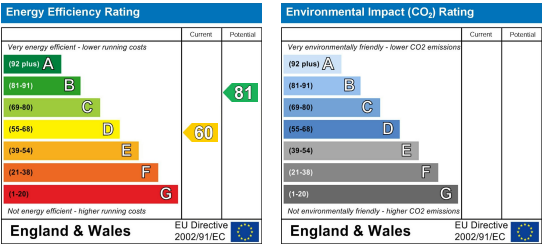
Area Map



Floor Plans



Energy Efficiency Graph



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