



43 Mill Close  
Deddington



ROUND & JACKSON  
ESTATE AGENTS



# 43 Mill Close

Deddington, OX15 0UN

£450,000

A well presented, four-bedroom detached family home with a garage and a private rear garden. The property is located at the end of a quiet cul-de-sac on this popular road in Deddington. No onward chain with this property.

## The Property

43 Mill Close, Deddington is well presented, four-bedroom, detached family home with a garage, large driveway and a good-sized rear garden. The property is located at the end of a quiet cul-de-sac, which is ideal for families. The property provides end of chain, aiding a quick completion, and offers a good amount of living space throughout. On the ground floor, there is an entrance hallway, W.C, sitting room, dining room and a kitchen. On the first floor there is a central landing, four bedrooms, with an en-suite to the main bedroom, and there is a family bathroom. Outside there is a single garage, large driveway and there is a good sized, lawned garden to the rear. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Porch

A good-sized porch with windows to the front aspect, and a door leading into the main hallway.

## Entrance Hallway

A welcoming hallway with doors leading into the W.C, sitting room and kitchen. There are stairs rising to the first floor and there is a window to the side aspect.

## Cloakroom with W.C

Fitted with a beige suite comprising a toilet, and a hand-basin. There is a window to the side aspect and tiled splash backs.

## Sitting Room

A spacious sitting room which is semi-open plan leading into the dining room, via double opening doors. There is a window to the front aspect, and a central fireplace, with an inset gas fire and wooden surround. Door leading into the hallway.

## Dining Room

A pleasant dining room which can become open plan leading into the sitting room. There is a door leading into the kitchen and sliding door leading into the garden. This room has potential to be knocked through into the kitchen to create a wonderful, open-plan, kitchen diner. (Building regulation guidance and sign-off would be required)

## Kitchen

Fitted with a range of wooden cabinets with worktops over, and tiled splash backs. There is space and plumbing for a washing machine, and there is an inset sink, with drainer. The kitchen is fitted with an integrated electric oven, four ring gas hob and there is an extractor hood. There is further space for a fridge and tumble dryer, and there is a window to the rear aspect, and a door leading onto the driveway. Further doors leading into the dining room, and hallway, and there is good quality, herringbone effect, vinyl flooring throughout.

## First Floor Landing

Doors to all the first-floor rooms. Window to the side aspect, and loft hatch providing access to the roof space. There is a large, built-in, shelved storage cupboard.

## Bedroom One

A large double bedroom with fitted wardrobes, and drawers, and there is a window to the front aspect, and a door leading into the en-suite. The en-suite is fitted with a shower cubicle, toilet and a wash basin and there are tiled splash backs, and a window to the side aspect.

## Bedroom Two

A good-sized double bedroom with a window to the rear aspect and plenty of space for furniture.

## Bedroom Three

A good-sized single bedroom with a window to the rear aspect. Plenty of space for furniture.



### Bedroom Four

A single bedroom with a window to the front aspect.

### Family Bathroom

Fitted with a cream suite comprising a panelled bath, toilet and a wash basin. There are tiled splash backs and there is a window to the side aspect.

### Garage

A single garage with an up-and-over door leading onto the driveway. Power and lighting fitted.

### Outside

To the rear of the property there is a good sized, lawned garden with a paved patio adjoining the house. There are established trees, bushes and shrubs and a useful outside tap. There is gated access leading to the side of the property where there is driveway parking, for at least three vehicles. To the front of the property there is a low maintenance, paved garden with established trees, bushes and shrubs.

### Directions

From Banbury proceed southwards via the Oxford Road for approximately 6 miles. Upon reaching Deddington turn right at the traffic lights onto the Hempton Road. Take the third left hand turn into Mill Close then continue down and bear left where the road splits. Number 43 will be found at the bottom of the road, on the left-hand side.

### 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.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band E.

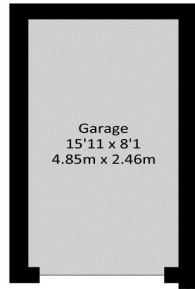
### Viewing Arrangements

By prior arrangement with Round & Jackson.

### Tenure

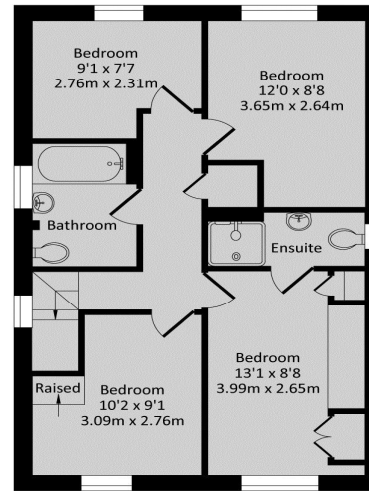
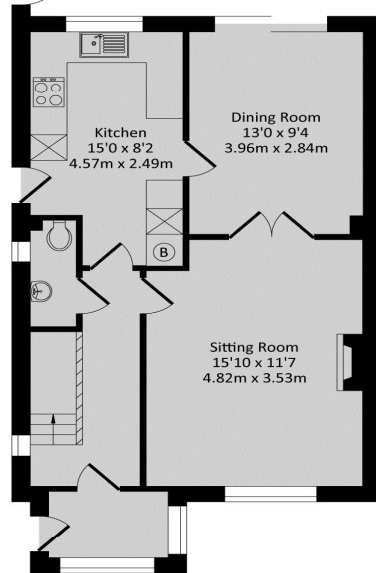
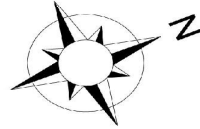
A freehold property.





Ground Floor  
Approx. Floor Area 684 Sq.Ft.  
(63.59 Sq.M.)

First Floor  
Approx. Floor Area 527 Sq.Ft.  
(48.93 Sq.M.)



Total Approx. Floor Area 1211 Sq.Ft. (112.52 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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