



The Grove  
Deddington



ROUND & JACKSON  
ESTATE AGENTS

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





# 9 Grove Court, The Grove, Deddington, Oxon, OX15 0TZ

£170,000

A two bedroom first floor apartment with beautiful views of the surrounding countryside, located within this small retirement development on the edge of this highly sought after and well served village.

## The Property

9 Grove Court, Deddington is a spacious and well presented first floor retirement property for those aged 55 and above which is pleasantly located within this small development and tucked away on the edge of the village. The property has well balanced accommodation briefly comprising a large hallway, a sitting/dining room, a fitted kitchen, two bedrooms and a modern shower room. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Hallway

A spacious hallway with an airing cupboard, a storage cupboard and access to all accommodation.

## Kitchen

Modern shaker style eye level cabinets and base units and drawers with wood effect work surfaces over, inset sink and draining board, four ring induction hob with extractor over and double oven. Space for a fridge-freezer and washing machine. Window to the front.

## Sitting/Dining Room

A large reception room with ample space for lounge and dining furniture and a window to the front.

## Bedroom One

A large double room with a built in wardrobe and a window to the front.

## Bedroom Two

A single room with a window to the side with far reaching views of the surrounding countryside.

## Shower Room

Re-fitted with a smart modern suite comprising a large shower cubicle, a wash hand basin and low level WC. Attractive tiling and a window to the side.

## Outside

The property is pleasantly located in a tucked away position and backing onto open countryside. To the front of the property there is a communal car park where parking is available on a first come, first served basis. To the rear there is small communal garden.



### Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately six miles until Deddington is reached. Continue through the traffic lights and take the third turn on your right into The Grove. Follow the road around to the right where the property will be found in front of you.

### 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 with the exception of gas. Electric heating.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

### Tenure

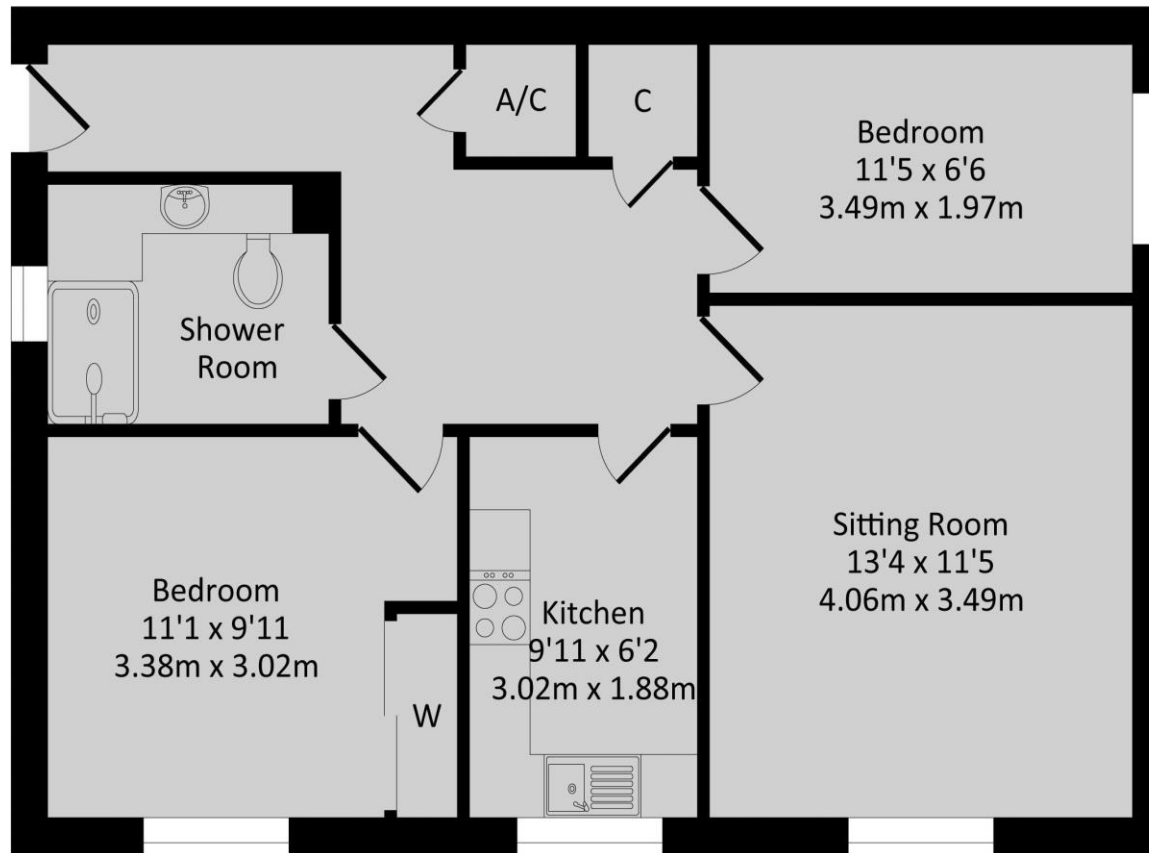
A leasehold property held on a 99 year lease which commenced in December 1987.

Combined service charge and ground rent - £1539 per annum.

There is no set date for a lease renewal.







**Total Approx. Floor Area 591 Sq.Ft. (54.90 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



**ROUND & JACKSON**  
ESTATE AGENTS

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.