



The Clockmakers Apartment, Market Place  
Deddington, Oxon, OX15 0SE





**A charming and characterful two-bedroom apartment which is pleasantly located in the heart of the well served and sought after village of Deddington. Available for sale with no onward chain.**

#### The Property

The Clockmakers Apartment, Deddington is a well presented and spacious two bedroom, first floor apartment which is conveniently located in the centre of this well served and sought after village. The property has the major benefit of its own sole-use front door entrance for complete privacy & security. The property, although thoroughly up-to-date, dates back to the 1600s and benefits from many beautiful character features & is in the village centre in easy walk to the 8-till-late village shop and the many pubs & restaurants, doctors & medical practitioners, Post Office, Primary School as well as the Library and all the many facilities of this vibrant, much desired village. The accommodation comprises of an entrance lobby with stairs rising to the first floor, an entrance hallway, two bedrooms, a modern kitchen and shower room and a superb sitting/dining room which boasts exposed light oak beams, high ceilings, exposed honey-coloured Horton stone walls and exposed brick chimney breast. The property is offered for sale with no onward chain to aid a smooth completion. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:



#### Entrance Lobby

Stairs rising to the first floor with a window upstairs to the rear aspect.

#### Entrance Hallway

With doors to all accommodation.

#### Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over, tiled splash backs, an integrated single oven with a Smeg four-ring electric hob above with an extractor hood over and an inset sink and draining board. There is space and plumbing for a washing machine and under counter fridge/freezer. There is a window to the side aspect.

#### Sitting/Dining Room

A large reception room with ample space for a range of furniture with two windows to the side aspect and a window to the rear aspect and multiple electric sockets with USB ports. The room benefits from many character features including light-oak beams, honey-coloured exposed Horton stone walls, an exposed red-brick chimney breast and high ceilings.

#### Shower Room

Fitted with a modern white suite comprising a double walk in shower cubicle, W.C., vanity unit, heated towel rail, attractive splash backs and a window to the side aspect.

#### Bedroom One

A double bedroom with a window to the front aspect.

#### Bedroom Two

An L shaped double bedroom with built in wardrobe a window to the front aspect.

#### Leasehold Information

A Leasehold property with 980 years remaining on the Lease. Peppercorn Ground Rent  
No service charge



#### 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.

#### Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately six and a half miles until Deddington is reached. Turn left at the traffic lights and continue for approximately 200 metres where the property will be found on your right hand side opposite the bus stop.

#### Services

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

#### Local Authority

Cherwell District Council. Tax band B.

#### Viewing arrangements

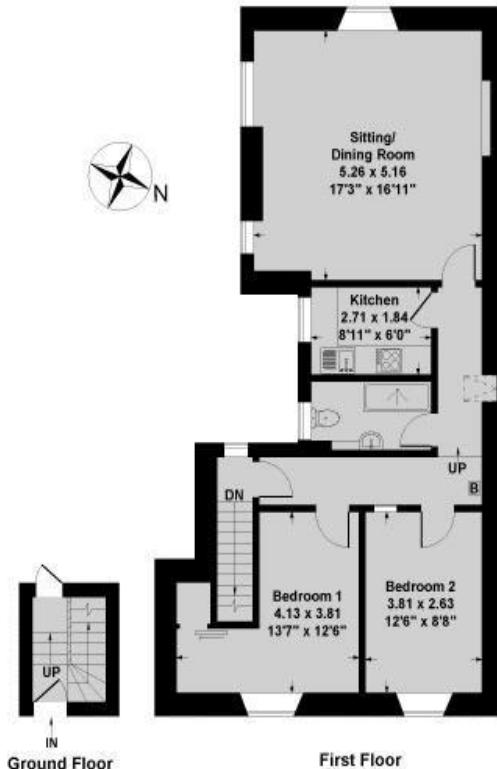
Strictly by prior arrangement with Round & Jackson

#### Tenure

A leasehold property.

**Asking Price: £245,000**





Ground Floor Approx Area = 3.67 sq m / 40 sq ft  
 First Floor Approx Area = 73.13 sq m / 787 sq ft  
 Total Area = 76.80 sq m / 827 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

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