



JOE VIEIRIA POWERED BY **exp** TM UK

📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com



## 36 Gaveston Gardens, Deddington

Offers In Region Of £825,000

5 4 3





## The Property: Freehold

Ref: JV0036

Gaveston Gardens is an exceptional detached family home, situated in a sought-after development close to the centre of the popular village of Deddington. The property has been extensively improved by the current owners to offer beautifully presented, spacious, and well-balanced accommodation arranged over two floors.

A particular feature of the home is the separate, self-contained annex with its own entrance, making it ideal for multigenerational living, guests, or potential rental income.

Externally, the property benefits from a double garage and driveway parking to the side, and to the rear, a landscaped private garden—perfect for entertaining or relaxing.

## Situation

Deddington is a highly regarded and well-served village located approximately 6 miles south of Banbury. The village offers a wide range of amenities including:

A general store with Post Office

A selection of independent shops

A library, hotel, several restaurants and pubs

A recreation ground

The historic Church of St Peter and St Paul and the Wesleyan Chapel

The village also has a primary school, and falls within the catchment area for The Warriner School in Bloxham for secondary education.

Further amenities can be found in both Banbury and Oxford, while the M40 motorway is accessible at Junctions 10 and 11. Mainline train stations at Banbury and Bicester offer direct services to London and other major cities.

## Accommodation

Hallway

Spacious entrance hall with stairs rising to the first floor and doors



Approximate Area = 147 sq m / 1582 sq ft  
 Garage = 90.7 sq m / 976 sq ft  
 Total = 237.7 sq m / 2558 sq ft (Including Garage)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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- Family House in Deddington • Separated Annex
- Kitchen / Diner • Large seating Room
- Home Office • Three Receptions Rooms
- Landscaped Rear Garden • Double Garage
- Council Tax Band Band F (Est • Property Ref JV0032 £3559)



## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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