



16 Hobart Way, Deddington
Banbury, Oxon, OX15 0AH



ROUND & JACKSON
ESTATE AGENTS





A superb, spacious apartment located within this highly regarded development on the edge of this highly sought after and well served Village.

The property

16 Hobart Way is a superb modern maisonette, pleasantly situated within a highly regarded development on the edge of this popular and well-served village. The property is located on the first floor and benefits from its own private entrance, with a hallway providing a useful storage area.

The landing gives access to all accommodation and includes a further storage cupboard. Of particular note is the spacious open-plan kitchen/dining/sitting room, which is beautifully fitted and provides a light and contemporary living space ideal for both everyday living and entertaining.

The bedroom is a particularly generous size and enjoys a pleasant dual aspect, creating a bright and comfortable room. The bathroom is attractively fitted with a modern white suite and finished to a high standard.

Outside, the property benefits from two allocated parking spaces, a valuable feature rarely found with similar properties.

This is an excellent opportunity to acquire a stylish and well-presented home, ideal for first-time buyers or those seeking a low-maintenance village property.

Entrance Hallway

Private entrance door leading into a hallway with a useful storage area and staircase rising to the first floor.

First Floor Hall

A central light hallway giving access to all accommodation.

Bathroom

Fitted with a modern suite comprising a panelled bath with shower over, a wash hand basin and low level WC. Attractive tiling, heated towel rail.

Sittin/Dining/Kitchen

A superb open-plan living space featuring attractive wood-effect flooring and a pleasant dual aspect, creating a light and airy room ideal for modern living. The kitchen is stylishly fitted with a range of contemporary wall and base units with work surfaces over, incorporating an inset sink and drainer, four-ring gas hob with extractor hood over, and a single oven. There is an integrated fridge-freezer and space for a washing machine. The room offers ample space for both sitting and dining furniture, making it ideal for everyday living and entertaining.

Bedroom

A large double room with a pleasant dual aspect and ample space for a range of bedroom furniture.

Parking

The property benefits from two allocated parking spaces, both numbered 16, with one located to the front of the property and the other to the rear.



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 an Ofsted outstanding nursery and pre-school, an Ofsted good 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 for approximately 6 miles. Upon reaching Deddington turn right at the traffic lights onto the Hempton Road. Take the first right hand turn where the property will be found towards the end of the road on the right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band .

Viewing Arrangements

By prior arrangement with Round & Jackson.

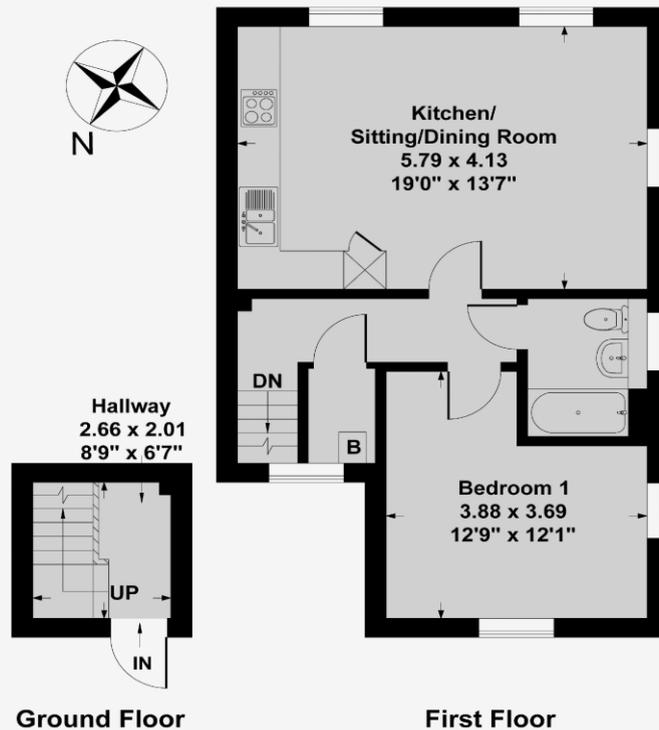
Tenure

A leasehold property with a current lease term of 987 years. The service charge is £60.70 per calendar month.

Asking Price: £255,000

The property is also available to purchase on a 75% shared ownership basis at a price of £191,250. For further information and to discuss eligibility, please contact a member of Round & Jackson's staff.





Ground Floor Approx Area = 5.34 sq m / 57 sq ft
First Floor Approx Area = 48.78 sq m / 525 sq ft
Total Area = 54.12 sq m / 582 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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