





5 Fardon Way, Deddington, OX15 0AJ

Offers Over £550,000

The very best of old-world charm and ultra-modern efficiency. A wonderful home with a countryside outlook, in a market town setting

A delightfully roomy & bright 3 bedroom house recently constructed of natural stone, sitting in a small close of similarly high-quality houses on the edge of the village. 20 ft kitchen with utility, separate living room, three generous bedrooms (one ensuite), garage, parking & pretty garden.

Deddington is a vibrant, active market town dating back over 1,000 years, and notably home to William the Conqueror's step-brother, the Bishop of Bayeux. It has the traditional, and now rare, market town centre that is stacked with charming character and many amenities including various shops and several pubs, with the wider town including a post office, Health & Community Centres, library, hotels and restaurants, a recreation ground, plus the Church of St Peter and St Paul. The C of E primary school is particularly well regarded, and Deddington is within catchment for the Warriner secondary school. Oxford and Banbury are easily accessible and M40 access North and South, plus mainline stations providing fast access to London, are both within a short distance.

Many modern developments are, to our eyes, underwhelming. They can resemble estates, or the layout is cramped, or the quality is disappointing. Nothing could be further from the truth here. When purchased new by our client, his son-in-law, a specialist builder we greatly respect, commented how impressed he was with the quality of the house and the arranging of the development. From front door to garage to garden, the property strikes a delicious balance between style and relaxation. Combine that with its position in one of the best market towns in the county, and it's pretty irresistible.

The house exemplifies the old adage "a place for everything, and everything in its place"! Once inside, your first impression is of how pristine the property is, a fact continued throughout. It's a sensible layout, with a cloakroom to the right and a useful store cupboard in the hallway to the left. The first room is an intimate, relaxed but also quite ample living room. Its proportions are perfect for a generous suite of sofas and easy chairs, with more than enough room remaining for a chest, cabinets, as you wish. And the outlook across the development outside, edged with deep areas of lawn and mature hedging, is as peaceful and pleasant as it gets.

- Fine design & execution
- Ensuite & bathroom
- Relaxed living room
- Traditional style, modern fittings
- Large kitchen/ day room
- Driveway plus garage
- Three bright bedrooms
- Utility & cloak room
- Lovely secluded garden



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But the main space downstairs, and the one most will spend almost all their time, is the kitchen/day room. Beautifully fitted, it is exceptionally generous at over 20 feet wide, neutral with just enough individual style and texture to give it a real personality. A huge range of cupboards runs along the right hand side, culminating in a window overlooking the garden above the sink. In addition the utility next to it includes yet more storage. Over to the left of the kitchen, the majority of the space is so ample a dining table sits easily in the centre, with a broad area to the perfect for relaxed seating in front of bifolding doors that open onto the garden.

Upstairs continues the theme, as you would expect. The landing is pleasingly broad, so much so that it offers an unusual extra space that could be the perfect spot for an easy chair and a coffee table for a quiet book, or perhaps a place for a study desk. There are three bedrooms, all of which are ample. The primary suite is a great double bedroom, with a window looking out to the most gorgeous and far reaching views beyond the development (a view we are informed cannot change due to various restrictions against developing upon the land). This room includes a range of wardrobes, also fitted internally with various drawers. Combine that with an exceptionally upmarket shower room that is ensuite, and it lacks for nothing.

Two further bedrooms are both well proportioned, light and bright, perfectly flexible for use as bedrooms or studies. This is amply demonstrated by the layout you see in our photos, where our retired client, (as busy as ever!) used one double bedroom as a fantastic home office, complete with the huge desk you see here! All three bedrooms are really well proportioned and bright doubles, easy to use and very appealing. In addition to the ensuite, the upstairs also houses a bathroom.

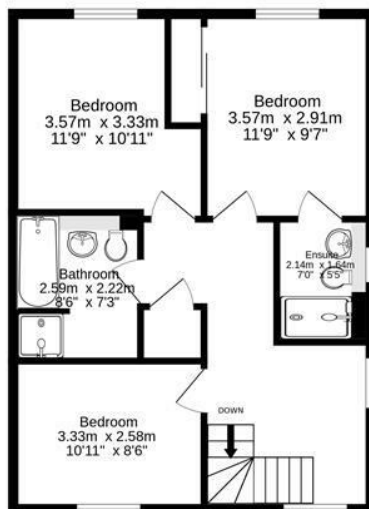
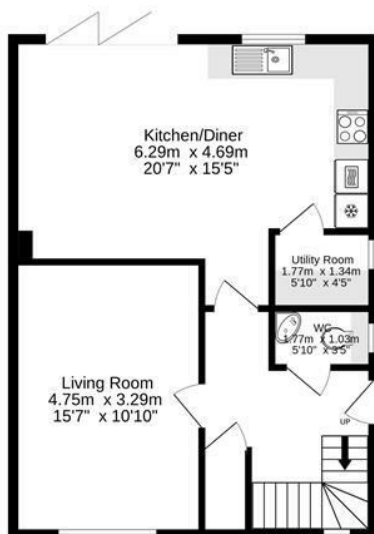
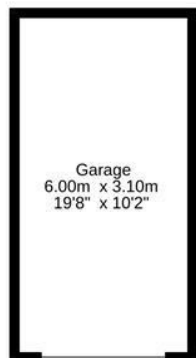
Turning to the outside space, the block paved driveway offers parking for several cars in front of a garage with an electric door. The paving also accesses the path to the front door plus the gate which leads into the rear garden. Behind the house, the terrace was extended by our client to provide a better mix of entertaining and outside dining area. The majority of the space is dedicated to a lawn that is as flat and well maintained as you would expect. Various border plants are dotted around the edges, and the boundaries are a mix of local stone walling and simple but effective close board fencing. It is worth noting that the development, while small, intimate, and self contained, sits a bare 10 minutes walk from the centre of the market town, but in addition its edge of town location means it is just a few minutes walk away from the most glorious fields and open countryside.





Ground Floor
72.7 sq.m. (782 sq.ft.) approx.

1st Floor
53.5 sq.m. (575 sq.ft.) approx.



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TOTAL FLOOR AREA : 126.1 sq.m. (1358 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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