



Folly Cottage, New Street, Deddington, Oxon OX15 0ST
Offers in the region of £275,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A period stone cottage located in this sought after village, offered with no onward chain.

**Living room | Kitchen | Two first floor bedrooms |
Bathroom | Cottage style garden | Gas radiator heating |
Double glazing**

Offered in excellent decorative order throughout a two bedroom end of terrace cottage providing well-proportioned accommodation and complemented by period features such as an exposed beam, window seats and Inglenook fireplace.

Ground Floor

Front door. Door to living room.

Living room: Double glazed window to front aspect. Useful understairs storage cupboard. Window seat. Feature Inglenook fireplace and exposed stone. Exposed beam. Recessed spotlights. Step up to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of contemporary shaker style wall and base units. Complementary tiling to splashback areas. Integrated 4 ring electric hob with stainless steel oven and extractor. Free space and plumbing for washing machine. Space for fridge/freezer. Recessed spotlights.

First Floor

Landing: Access to loft. Door to master bedroom.

Master bedroom: Generous double bedroom to front aspect. Window seat. Fitted wardrobes.

Bedroom two: Single bedroom to rear aspect with window overlooking garden.

Bathroom: White suite comprising of tongue and groove panelled bath with mixer tap shower, pedestal handbasin and low level WC. Recessed spotlights. Extractor fan.

Outside

Rear garden: Enclosed by stone walling and fencing. Low maintenance laid to patio. Raised flower beds. South/west facing garden. Access front to back via pathway.

Front: Pathway to front door.

On Street allocated parking bays.

Agents Note

The neighbouring cottage has pedestrian right of way across the garden.

Deddington

The village of Deddington offers many amenities including several shops, Post Office, Health & Community Centres, library, hotels and restaurants, recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. Also within the village there is the primary school plus Deddington falls within the Warriner catchment for secondary education.

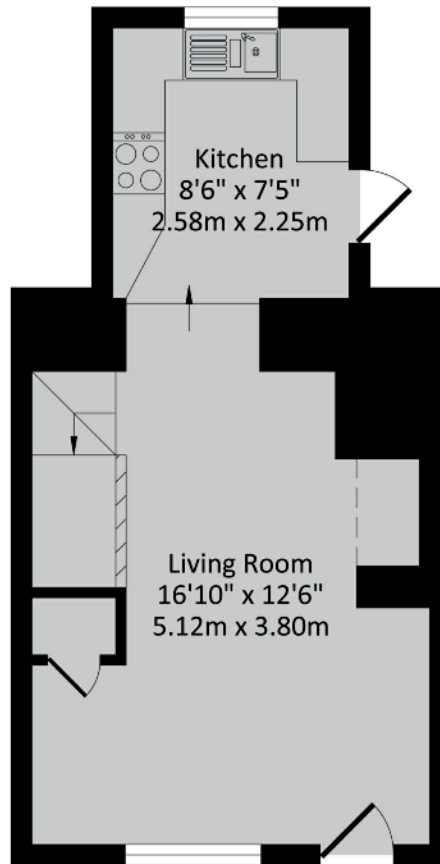
Services: All Council Tax Banding: C
Authority: Cherwell District Council



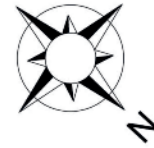
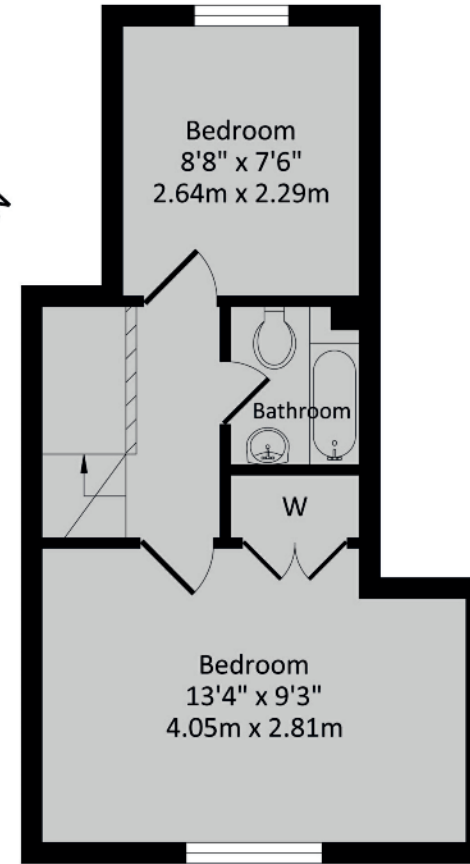




Ground Floor
 274 sq.ft. (25.50 sq.m.) approx.



First Floor
 257 sq.ft. (23.90 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 531 sq.ft. (49.40 sq.m.) approx.

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 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.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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