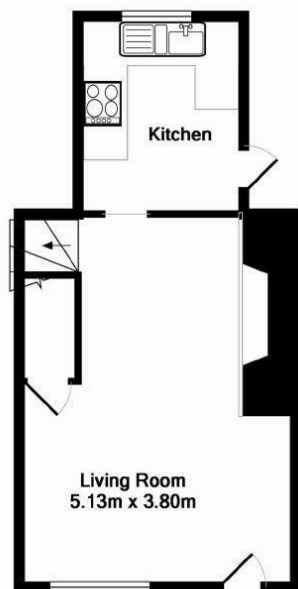




FOLLY COTTAGE, NEW STREET, DEDDINGTON, OX15 0ST





GROUND FLOOR  
APPROX. FLOOR  
AREA 25.7 SQ.M.  
(277 SQ.FT.)

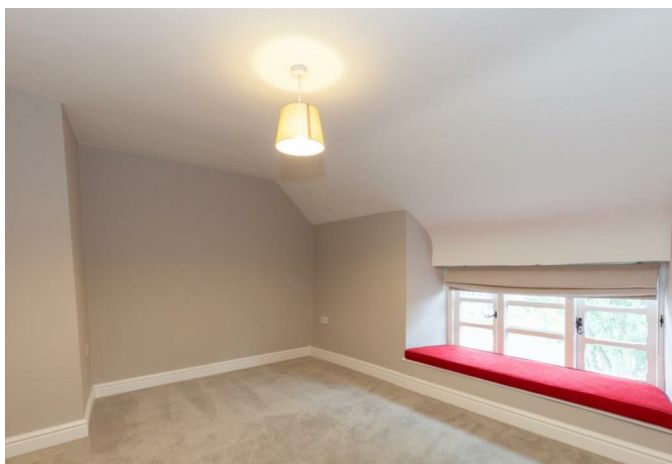


1ST FLOOR  
APPROX. FLOOR  
AREA 24.8 SQ.M.  
(267 SQ.FT.)

10856  
TOTAL APPROX. FLOOR AREA 50.5 SQ.M. (544 SQ.FT.)



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only. Copyright Homeworks 2009. Made with Metropix ©2009





# Folly Cottage, New Street, Deddington, OX15 0ST

## Freehold

- End of terrace Grade II Listed period cottage
- Main reception room with inglenook fireplace
- Walled south-west facing rear garden
- On street parking
- Two bedrooms
- Kitchen with garden access
- Tastefully presented in neutral tones
- Council tax band C | EPC grade D

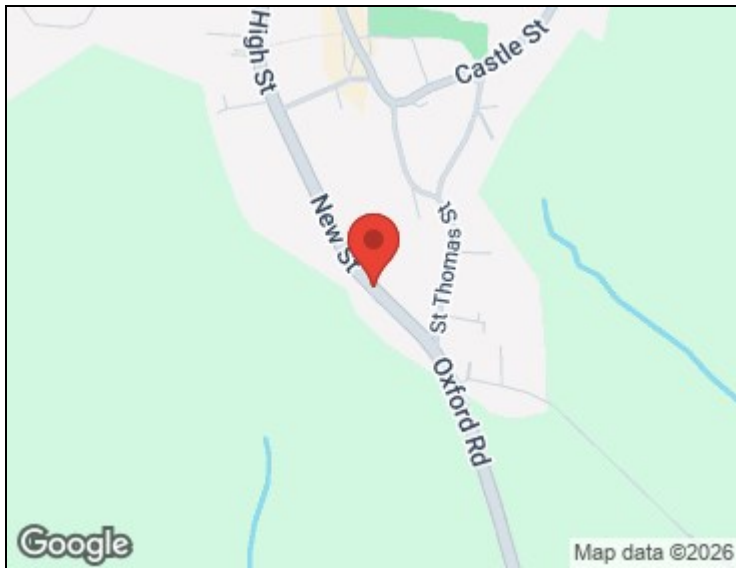
Steeped in character whilst having relevance to contemporary living with sensitive modern-day interventions, this delightful Grade II Listed, end of terrace cottage is nestled within the heart of the village Deddington.

Sat behind the warm tones of the local Horton stonework, entry is into the front reception room. Painted timbers run overhead whilst the inglenook fireplace creates a natural focal point. The kitchen sits at the rear of the plan and provides direct access to the walled rear garden. The first floor is home to two bedrooms; the principal with fitted wardrobes & a further single/study and family bathroom.

Externally, the property offers a low maintenance south-west facing rear garden which creates the ideal setting for entertaining during the summer months. Parking is on-street.

Deddington is a charming rural village offers many amenities which include several shops, post office, health centre, primary school, bars and restaurants. Located mid-way between Banbury & Oxford with easy access to further afield via the M40 at either junction 10 or 11. Mainline train services are also nearby.





## CONTACT

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority:** Cherwell District Council  
**Council Tax Band:** C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

