

Connells

Philcote Street
Deddington Banbury

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Deddington Banbury OX15 0TB

for sale
£375,000







Property Description

Located within the heart of the highly sought-after village of Deddington, this charming two-bedroom cottage combines character features with modern comforts and offers beautifully presented accommodation throughout, together with a delightful south-facing rear garden.

The property is approached via a recessed entrance porch leading into a welcoming living/dining room. This attractive reception space features a striking stone inglenook-style fireplace with cast iron fire and provides a cosy focal point whilst retaining plenty of room for both seating and dining furniture.

To the rear, the kitchen is fitted with a range of base and wall units complemented by solid wood work surfaces and a breakfast bar. Integrated cooking appliances include an eye-level electric oven and four-ring gas hob with extractor hood above. The kitchen opens into a superb garden room extension, creating a bright and versatile living space with tiled flooring, underfloor heating and French doors opening directly onto the rear garden.

On the first floor are two bedrooms. The principal bedroom enjoys a fitted wardrobe and views to the front, whilst the second bedroom overlooks the rear garden and benefits from useful built-in storage. Completing the accommodation is a modern shower room fitted with a generous walk-in shower, wash hand basin, WC and heated towel rail.

Outside

Outside, the rear garden is a particular feature of the property. South-facing and designed for ease of maintenance, it offers extensive seating areas, attractive planting and a pergola, creating an ideal environment for outdoor dining and entertaining. The garden enjoys a good degree of privacy and is perfectly positioned to make the most of the sunshine throughout the day.

This delightful cottage represents an excellent opportunity for first-time buyers, downsizers or those seeking a character village home in one of North Oxfordshire's most desirable locations.

Local Area Information

Deddington is one of North Oxfordshire's most desirable and vibrant villages, offering an excellent range of everyday amenities including a Co-op, independent shops, cafés, pubs, restaurants, post office, library, health centre and community facilities.

The village is well regarded for its schooling, including Deddington Church of England Primary School, and falls within the catchment area for The Warriner School in nearby Bloxham.

For commuters, the M40 motorway is easily accessible via Junctions 10 and 11, providing links to Oxford, Birmingham and London. Mainline rail services can be found at Banbury and Bicester, offering regular services to London Marylebone and Birmingham.

Surrounded by attractive Oxfordshire countryside, Deddington also provides an excellent network of footpaths, recreational facilities and community events, making it a particularly attractive place to live for a wide range of buyers.

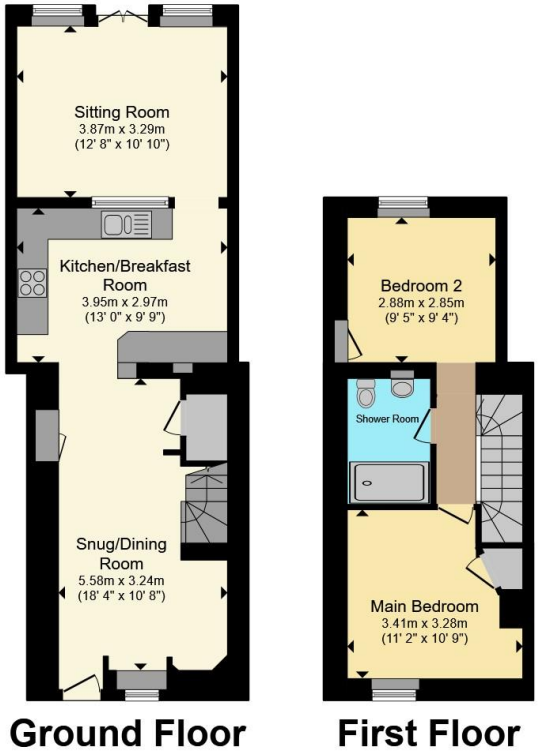
Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers

prior to formally processing any accepted offers.
An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 76.9 m² (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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33 Bridge Street
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EPC Rating: C

Council Tax Band: C

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Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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