



Copperfields

Guide Price £499,950.
Deddington, OX15

Copperfields is an immaculate and beautifully presented character cottage, set on St. Thomas Street in the heart of Deddington, arguably one of the most sought-after and popular villages in the area.

- Beautifully presented cottage
- Open-plan kitchen-diner
- Sitting room with wood burner
- Character features throughout
- 3 bedrooms | 2 bathrooms
- Splendid garden with patio area
- Useful storage shed
- Extremely popular village
- Council tax band D | EPC C
- Tenure Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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The ground floor begins with a generous reception room, a welcoming space with exposed beams, attractive herringbone flooring and a working wood burner, giving the room real warmth and character. It is a comfortable everyday sitting room, but also a very charming space for entertaining.

Beyond this lies the real heart of the home: a stunning open-plan kitchen/dining room. The kitchen itself is immaculate and has been carefully designed in a style that feels entirely in keeping with the cottage, while still offering the convenience and finish expected of a modern home. There is ample space for dining, and the room connects beautifully with the garden through folding doors, making it a wonderfully sociable space.

On the first floor there are three well-proportioned bedrooms, each presented with the same care and attention seen throughout the house. The principal bedroom is particularly impressive and benefits from a stylish en-suite shower room with a large walk-in shower. The remaining two bedrooms are served by a further well-appointed bathroom.

Outside, the garden is a particularly attractive feature. Accessed directly from the kitchen/dining room, it is generous in size and beautifully long, with a patio area immediately adjacent to the house providing a lovely spot for outdoor dining. Beyond the patio is a good expanse of lawn, with a useful shed positioned towards the far end of the garden.

Overall, Copperfields is a superb village cottage: beautifully finished, full of character and set in one of the area's most desirable locations.

Deddington is one of the area's most highly regarded villages, with a lovely historic centre and an attractive market place, which hosts a farmers' market each month. The village has a rich history, with origins dating back to Saxon times, while parts of the Church of St Peter and St Paul date from the early 13th century.

- o Tenure: Freehold
- o Local Authority: Cherwell District Council
- o Council Tax Band: D
- o Utilities: Mains gas, electric, drainage & water



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

Copperfields, St. Thomas Street, Deddington, Oxfordshire
 Approximate Gross Internal Area
 Main House = 102 Sq M/1098 Sq Ft
 Outbuildings = 10 Sq M/108 Sq Ft
 Total = 112 Sq M/1206 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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