



Wirral House
Bullring | Deddington | OX15 0TT

 FINE & COUNTRY

WIRRAL HOUSE

An extensive family home believed to date back to the 16th Century, set within beautiful grounds and benefiting from its enviable position on Bullring with many shops, three pubs and a highly regarded deli just a short walk away.

Available With NO UPWARD CHAIN, the property comprises two ground floor WCs, spacious kitchen with dining area, utility room, cellar, three further reception rooms, four bedrooms and three bathrooms.

Also benefiting from a beautiful rear garden and parking behind security gates for two cars, an internal viewing is essential.



Ground Floor –

Upon entering, the hall has tiled floor, a superb oak staircase which rises to the galleried landing above, access to the cellar, cloakroom/WC and useful scullery.

The open plan kitchen has a natural stone tiled floor, a four-oven Aga, ample workspace, integrated oven and hob, and direct access to a dining area which has space for a table to seat ten guests.

Just off the kitchen is a large utility room which has tiled floor, space for appliances, a large roof lantern which provides excellent natural light, a door to a second ground floor cloakroom/WC and French doors which lead out to the rear garden.

The family room is a lovely square room with a feature fireplace, a window to the side and French doors to the rear.

The sitting room is of an excellent size and has a feature fireplace and a sash window to the front with shutters.

With an external door to the front, access is also provided to another lovely square reception room, currently used as a study, also with a sash window to the front elevation with shutters.







Seller Insight

“Some houses simply provide accommodation; others become part of a family’s story. Having been cherished by Keith and his wife since 1993, this remarkable village home is undoubtedly the latter. Over more than three decades it has been the backdrop to family life, celebrations and friendships, offering an exceptional blend of period character, generous proportions and an enviable location in one of North Oxfordshire’s most sought-after villages.

Occupying a surprisingly peaceful position in the heart of Deddington, the property enjoys the rare distinction of placing almost everything needed for daily life within a gentle stroll. An excellent primary school, the doctor’s surgery, supermarket, renowned food hall, coffee shop, independent shops, beauty salon, hairdresser and three welcoming village pubs are all just moments away, allowing the owners to enjoy an effortless lifestyle without ever sacrificing the tranquillity that first attracted them to the property.

Behind its welcoming façade lies a home of immense warmth and character. The impressive galleried oak entrance hall immediately sets the tone, while exposed oak beams, beautiful elm doors and an elegant oak front door speak of craftsmanship and timeless quality. Arranged around the striking central staircase, the accommodation flows naturally from one room to another, creating spaces that feel equally suited to everyday family life and large-scale entertaining.

The kitchen has always been the heart of the home, a place where family naturally gathers and conversations continue long after meals have ended. Nearby, Keith’s study has provided a peaceful retreat, balancing the sociable nature of the house with a quiet space for work or reflection. Friends have often described the property as “the perfect party house”, and it is easy to understand why. From Golf Society barbecues to festive celebrations and memorable family Christmases, the generous accommodation has welcomed countless guests with ease, while never losing its wonderfully intimate atmosphere.

To the rear, a beautifully enclosed walled garden provides a private sanctuary, offering complete seclusion for outdoor dining, summer entertaining or simply enjoying a peaceful afternoon. At the front, views towards the magnificent 13th-century parish church provide a constant reminder of Deddington’s rich history and enduring charm, reinforcing the unique setting that makes this home so special.

Life here extends well beyond the property itself. Deddington has long been admired for its vibrant community spirit, where neighbours genuinely know and support one another. The Windmill Centre, historic parish church and numerous village organisations host an active calendar of events throughout the year, while nearby Tadmarton Heath Golf Club, together with local cricket, tennis and football facilities, offer excellent opportunities for recreation. It is a village that combines the warmth of a close-knit community with the convenience and amenities expected of a thriving market settlement.

When asked what advice he would offer the next custodians of this exceptional home, Keith’s answer was characteristically simple: “Love thy neighbour.” It is advice that perfectly reflects both the spirit of the house and the community that surrounds it.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor –

To the first floor, the galleried landing has two Velux windows, a useful storage cupboard, a lovely view over the entrance hall below and stairs which rise to the second floor.

The large feature suite has a very spacious bedroom with built in wardrobes and a window to the rear which provides beautiful views over the gardens.

There is a dressing room which could also be used as an occasional fifth bedroom/ nursery with the suite also featuring a bathroom with a corner bath and separate shower.

There are two further bedrooms on this level, one having an en-suite WC and both having a sash window to the front, with both capturing views over Bullring and the church.

Completing the first floor accommodation is the family bathroom.

Second Floor –

To the second floor, there is another large bedroom which has built in wardrobes, a sash window to the front, access to a dressing room with more built-in wardrobes and a window to the front, and a door which leads to the en-suite shower room.









Outside –

Another wonderful selling feature of Wirral House is the beautiful, large rear garden.

There is an excellent sun terrace a spacious lawn area, many mature trees and side access to the driveway which provides off-road parking behind security gates for two cars.

A wonderful home steeped in history which must be viewed to be fully appreciated.



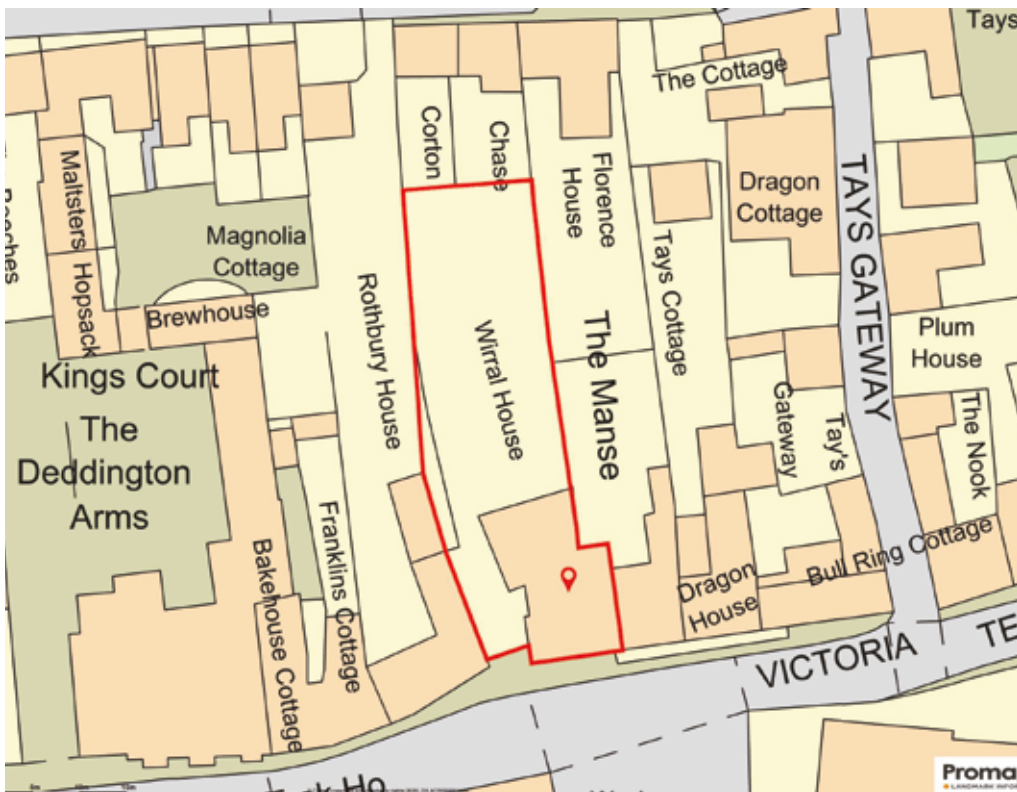




LOCATION

Deddington is situated around six miles South of Banbury and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Tenure: Freehold
 Council Tax Band: F
 Local Authority: Oxfordshire County Council and Cherwell District Council
 EPC Rating: Exempt
 Property Construction: Standard construction - stone, brick and tiled roof
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage & Sewerage: Mains
 Heating: Gas fired central heating
 Broadband: FTTH/FTTP Ultrafast broadband connection available with a download speed of 1,800 mbps. We advise you to check with your provider.
 Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.
 Parking: Off road parking for three cars

Restrictions: The property is located within a conservation area. Please contact the Agent for further information.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07736 937633

Website

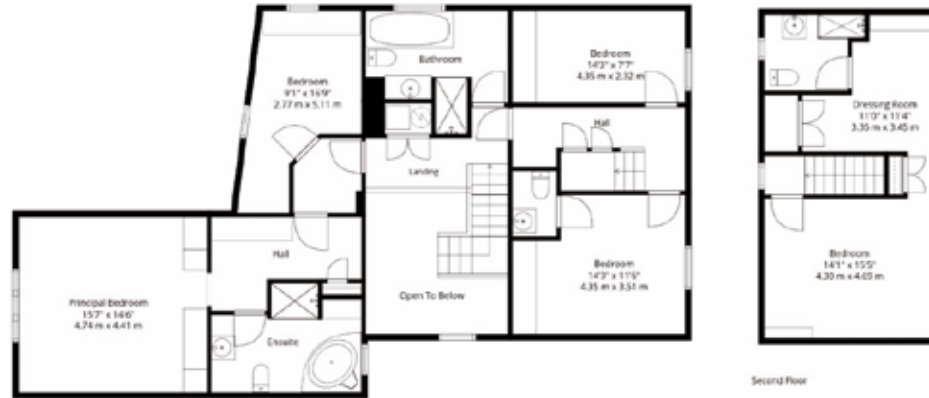
For more information <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

Monday to Friday	9.00 am – 6 pm
Saturday	9.00 am – 5 pm
Sunday	By appointment only

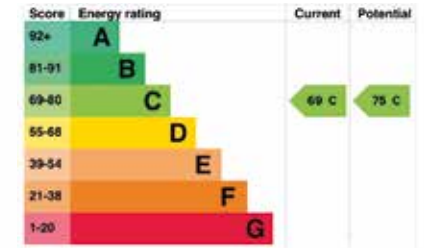
Offers over £1,400,000





GROSS INTERNAL AREA: 3016 sq ft, 280 m²
 BASEMENT: 182 sq ft, 17 m², LOW CEILING: 21 sq ft, 1 m²,
 OPEN TO BELOW: 105 sq ft, 10 m²

OVERALL TOTALS: 3324 sq ft, 308 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS
 MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine & Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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