





6 Fardon Way, Deddington, OX15 0AJ

Guide Price £525,000

The very best of old-world charm and ultra-modern efficiency. A wonderful home with a countryside outlook, in a market town setting

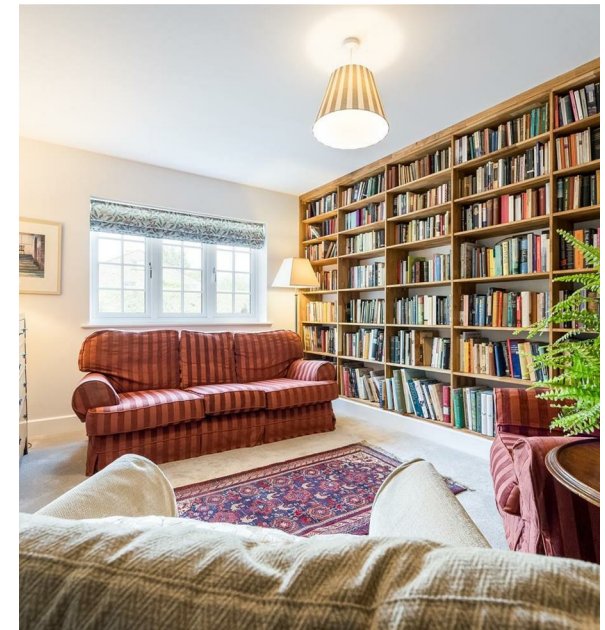
Recently constructed of natural stone, a highly efficient & very smart 3 double bed modern cottage in a small close edged by fields. Lovely kitchen/breakfast with utility, separate living room, three generous bedrooms (one ensuite), garage (with EV charger), parking & pretty garden. NO CHAIN

Deddington is a vibrant, active market town dating back over 1,000 years, and notably home to William the Conqueror's step-brother, the Bishop of Bayeux. It has the traditional, and now rare, market town centre that is stacked with charming character and many amenities including various shops and several pubs, with the wider town including a post office, Health & Community Centres, library, hotels and restaurants, a recreation ground, plus the Church of St Peter and St Paul. The C of E primary school is particularly well regarded, and Deddington is within catchment for the Warriner secondary school. Oxford and Banbury are easily accessible and M40 access North and South, plus mainline stations providing fast access to London, are both within a short distance.

Many modern developments are, to our eyes, underwhelming. They can resemble estates, or the layout is cramped, or the quality is disappointing. Nothing could be further from the truth here. From front door to garage to garden, the property strikes a delicious balance between style and relaxation. Combine that with its position on the edge of one of the best market towns in the county, and it's pretty irresistible.

Once inside, a smart cream tiled floor runs through the hall to the kitchen behind. On your right the cloak room is immaculate, setting the standard for the whole house. The living room opposite is relaxed and quite ample, reminiscent of a library often found in much larger houses as the vendor has fitted library shelves floor-to-ceiling across two walls - a dream for any bookworm. Its proportions are perfect for a generous suite of sofas and easy chairs, with more than enough room remaining for a chest, cabinets, as you wish. And the outlook across the development outside, edged with deep areas of lawn and mature hedging, is as peaceful and pleasant as it gets.

Along the hall past a deep store cupboard and the rather elegant stairs, the kitchen/day room runs the full width of the rear of the house. At over 20 feet wide, it's all the day to day space most will ever need. A range of kitchen units runs along two walls on the right, with fridge-freezer, oven, microwave/grill, washing machine all fitted. There's also an adjacent room ideal as a walk-in pantry or utility. The owner has placed their breakfast table in front of the kitchen units, and fitted another floor-to-ceiling set of bookshelves across the whole left wall, leaving ample room for a sofa or easy chair to take full advantage of the view of the garden through the bifolding doors behind. The layout choice is of course yours to make, but as used here it shows how easy to use and flexible this room really is.



6 Fardon Way, Deddington, OX15 0AJ

Guide Price £525,000

Heading upstairs, the large landing features an airing cupboard to the right, and above your head is a hatch plus ladder to reach the generous loft. The landing is such a good size that the far end has been equipped with yet more shelving, deliberately to create a study space at the rear. And above it, a pair of light wells bringing in very useful natural light.

Look left and the first of three double bedrooms is pretty and practical, with wardrobe storage fitted. Its neighbour is a similar size, also equipped with a wardrobe. Serving the pair of them, the bathroom is neat, stylish, and pristine. An immaculate thermostatic shower sits next to a similarly immaculate bath. There's a wall mounted vanity unit with a sink topping it off. And with light, neutral decor throughout, it is a positive and welcoming room.

The star of the upstairs is, of course, the ensuite main bedroom. An ample double, it sits in a position at the rear of the house taking full advantage of a fantastic view over countryside for some miles distant. A comprehensive set of built-in storage behind mirrored doors to one side pretty much removes the need for much other furniture, ensuring the room always feels large. And the ensuite follows the style and finish of the main bathroom, albeit this time with a shower but no bath.

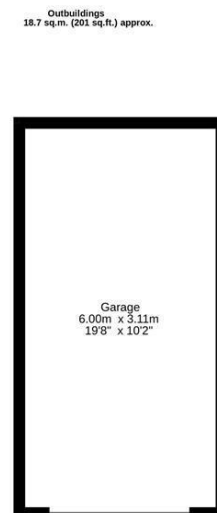
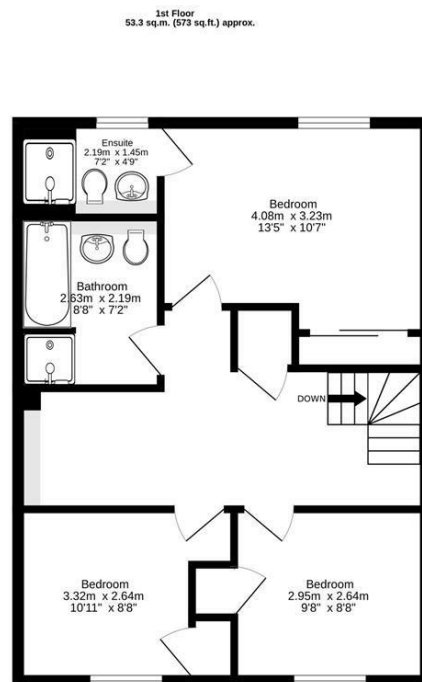
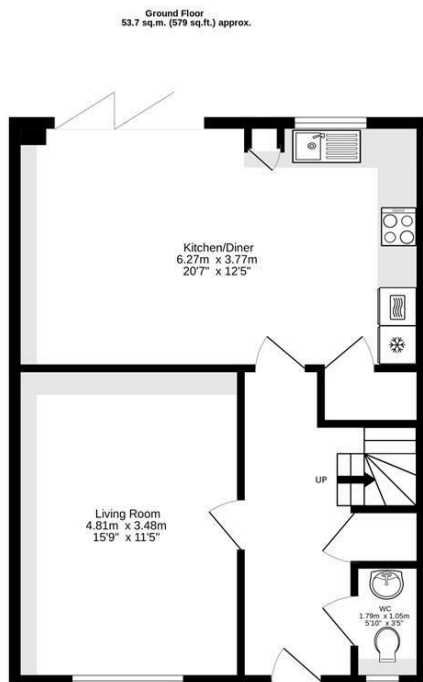
Outside, the house comes with a garage to the right in a block of just two garages, to the front of which you have ample space for at least two cars. As the garage roof is pitched, there is opportunity for a huge amount of extra storage above if needed. The garage is connected to mains power hence it's suitable for a number of uses.

Behind the house, the terrace offers a relaxed mix of entertaining and outside dining area. A fine variety of plants ranging from roses to hollyhocks are neatly arranged across the majority of the space, providing a pleasant and constantly changing mix of colour and texture. The boundaries are close board fencing, with some trellis to encourage the climbing plants, and there is a pedestrian gate to the rear just next to an area that houses a timber shed. It is worth noting that the development, while small, intimate, and self contained, sits around 10 minutes' walk from the market square, but in addition its edge of town location means it is just a few minutes walk away from the most glorious fields and open countryside.





Material Information QR Code:



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 125.7 sq.m. (1353 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



- Traditional materials, modern fittings
- "Study" landing with light wells
- Bathroom with shower
- Generous kitchen & utility/pantry
- Ensuite main bed with views
- Ample parking & garage
- "Library" living room
- Two doubles with storage
- South-facing landscaped garden

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mains water, electric, gas CH
Cherwell District Council
Council tax band D
£2,545.01 p.a. 2026/27
Freehold

to discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk

01869 343600

<https://www.cridlands.co.uk>