





**What a find! Real-world Narnia to some, a lot of living space to others. And in either case, a pretty house that offers huge scope for improvement.**

An intriguing & historic 17th century house extending to over 2,000 sq ft. After 50 years in the same ownership it needs full renovation, but with a little thought & flair will offer the next owner stylish & seriously roomy accommodation. Readvertised due to change in buyer situation. 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.

Corner House is a historic, unusual and quirky house that offers far more interesting accommodation than anything we normally see in the centre of Deddington. Like many of such great age it has flexed and changed significantly to cater for the evolving needs of centuries, reflected in oddities such as stairs that disappear and hidden recesses. But above all, it's a fun and interesting place that was clearly great to grow up in. Talking with the family yielded tales as children of hide and seek, the "secret" playroom in the attic, and spying on friends through the bay window as they snuck off to buy sweets! Today, it is dated after 50 years in the same family's ownership, but much of the upgrading will be cosmetic hence it could be occupied while conducting a "rolling restoration". And the boiler was new in 2019, electrics certified compliant in 2015 and various windows renewed between 2011 and 2014. With some intelligent thought and flair applied to modernisation, it will be a stunning home for many more decades to come.



The entrance door off the street brings you into a very characterful living room, the first of several. Exposed stone and beams instantly impresses a feeling of the age and history of the house. A pair of deep recesses to the left hand side, one hidden behind a curtain and the other fitted with cupboards, provide great storage. As does the deep recess beneath the stairs to the right. Take the door to the right, heading past the cloakroom, and you come into a further reception room. The bay window to the front is part panelled and rather charming, and on the left a stone fireplace currently houses an electric fire. It's quite a large room, with a tall ceiling, so the natural light and feeling of space is impressive.

Back to the first reception, at the rear is the kitchen. Fully fitted, albeit a little dated, the combination of this space plus a deep pantry cupboard provides more than ample storage and prep space. And the door to the rear leads down a passageway to the courtyard garden. Convenient for the kitchen, the dining room next door features a pair of glazed doors leading out onto the same decking, and it's a good sized room that's also light.

Head up to the first floor landing, bright with a large window to the rear, and the accommodation splits in two directions. Notice the evidence of the changes of the ages, most amply demonstrated by the deep recess on the right that clearly used to be a doorway! Just past it on the right, three steps lead up, firstly to a landing that effectively provides a separate suite. Storage cupboards in the hallway provides excellent storage, and past it a bathroom that is fully tiled up to the ceiling, with a carpeted floor, serves the bedroom at the other end of the hall, a generous double room with wardrobes fitted across the whole of the right-hand wall. And the view from the window to the front is rather charming, looking across the old central square of the town.

Taking a left from the landing leads you to another very interesting room, probably an ideal dressing room space or a generous study to the bedroom above. Again the quirks of the ages show themselves, with a pair of steps on the right leading to nowhere, into an alcove now fitted with shelves that was clearly once a doorway! On the left, a set of stairs leads up to an delightful bedroom with a high, vaulted ceiling. The cruck timbers still evident in this roof show the great age of the building, dating back to the era of thatch. It is large and appealing, and perhaps it plus the room below could make a wonderful suite.

Head back across the landing once more, and at the bottom of the stairs to the second floor is a locked doorway. To the uninitiated, this seems a strange peculiarity! However, it is a very shrewd access into the neighbouring property's landing and staircase, ensuring this house has a swift emergency exit point if needed for e.g. in the case of a fire. In practice the door remains locked, BUT, if you wished to remove this door, providing smoke detectors and putting fire doors on all rooms connected to the stairs and landing would allow its removal.





At the top of the stairs there is a yet more accommodation. On the landing, more storage cupboards are fitted, and another window generously lights the space. Opposite, the shower room is fitted with a white suite and a vanity unit. This bathroom serves two bedrooms. Both are good sizes, with the larger equipped with a sink. The smaller is still some 14 feet in length but rather narrower, with a view across the square. Opposite, the main bedroom is a great size and well proportioned. A bank of wardrobes to one wall offers generous storage, and the en-suite next door is fitted with a white suite including a bath.

Outside is a little unusual. As the building has been split into separate parts over the years, a decking walkway behind the kitchen accesses your dedicated courtyard. The window you will notice in one of our pictures is shortly to be internally screened translucent, hence will entirely mask the courtyard from the neighbouring property - which is just the back of the store room for the shop next door. At the front of the house the entrance door from Hudson Street is inset back from the pavement outside, up a couple of steps, hence sheltered from the rain.

Mains water, electricity, gas CH  
Cherwell District Council  
Freehold  
Council tax band D  
£2,096-28 p.a. 2022/23





GROSS INTERNAL AREA  
 FLOOR 1: 776 sq. ft, 72 m<sup>2</sup>, FLOOR 2: 538 sq. ft, 50 m<sup>2</sup>  
 FLOOR 3: 777 sq. ft, 72 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 52 sq. ft, 5 m<sup>2</sup>  
 TOTAL: 2091 sq. ft, 194 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 46                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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