





East View offers everything any family buyer could need. Flexible, well proportioned, large rooms, and in excellent order throughout.

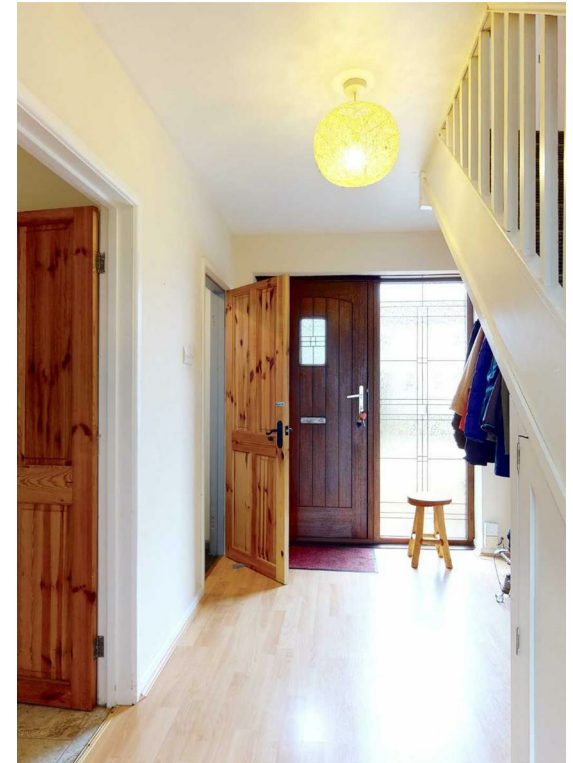
Edge of village with fantastic countryside views - home office - 4 ample bedrooms - 2 bright receptions - modern kitchen & bathroom - landscaped garden - garage & parking.

Deddington is a vibrant, active village offering both charming character and many amenities including several shops - post office, Health & Community Centres, library, hotels and restaurants, a recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. The Church of England primary school is very 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.

East View is a surprisingly large property with masses of natural light and well proportioned rooms. Situated on the edge of the village but still just a few minutes' walk from all amenities, it enjoys uninterrupted views across the valley to the East over the village allotments. It is a great family house in its current form but there is potential (subject to consents) for both extension of the existing accommodation and also conversion of the garage for further internal space.

The front entrance opens into a spacious hall with a cloak room to the right and a large alcove space under the stairs. The cloak room is immaculate, recently refurbished with a new suite that includes a vanity unit with storage beneath. Beyond, the kitchen is practical and attractive, remodelled comprehensively in recent years in every way from a new, classic suite of units with wood work surfaces to a range cooker and new floor. It's a lovely space, and perfectly planned as the layout provides ample room for a breakfast table as well as the generous range of units. At the rear of the hall, the living room is beautifully light as there is so much glazing to the rear, including the pair of French windows. This makes what is already a sizeable room feel even larger, and the view across the garden and the farmland beyond is a real treat. The main focus is a fireplace, fitted with a wood burner, ideal for cozy winter evenings. To the left the dining room also enjoys a view over the garden. While a good size also, we believe it should easily be possible to link this with the garage space to provide a much larger second reception (subject to consents). The garage itself is reached via the external up and over door, it is fitted with mains power.

- Four double bedrooms
- Kitchen/ breakfast room
- Lovely garden and views
- Living room with fireplace
- Bathroom and cloak room
- 12 x 9 ft timber garden office
- Dining room/ snug
- Garage and ample driveway



St Thomas Street, Deddington, OX15 0SY

Guide Price £550,000

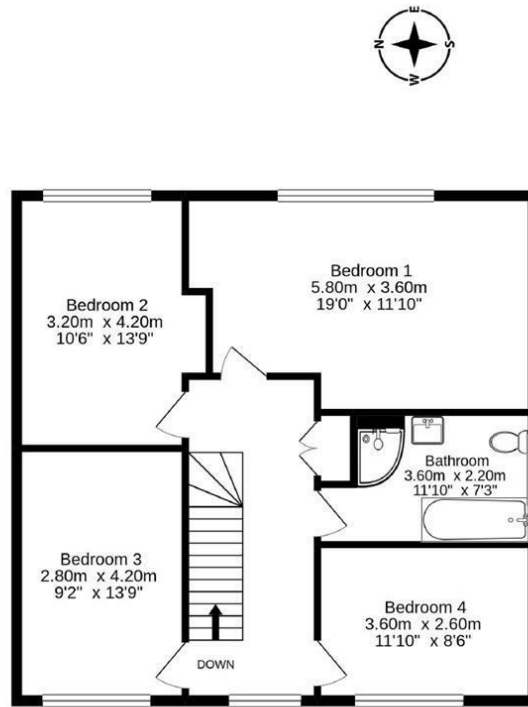
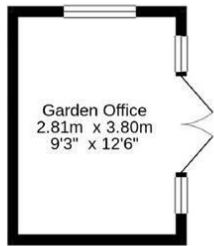
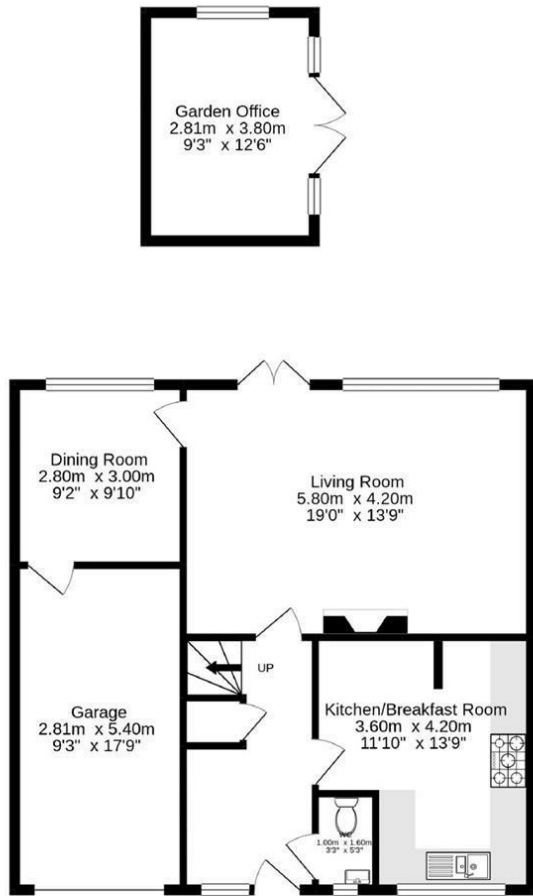
If we thought the downstairs generous, the upstairs offers even more of the same. Reached from a wide landing with a large window flooding it with yet more natural light, all four bedrooms are genuine doubles. The two smallest are ample to house double beds with room to spare for all the normal furnishings. But in addition, bedroom two is a significant size and it also features the utterly gorgeous view found downstairs, made more significant by the elevation so you can see far across the valley. The main bedroom however is something unusual. It is such a size that adding an en-suite should neither present any difficulty nor detract in any significant way from the current space. Serving these rooms is a bathroom large enough that it is equipped with both a bath and shower, immaculately updated and very neutral.

Outside to the front a small lawn area is partly hidden from the road by a large hedge to the front boundary, and there is side access to the rear of the property. In addition there is generous parking to the front on a gravel driveway with space for a number of vehicles off road. To the rear the gardens are generous, circa 80 ft (25 metres) in length and also wide enough to feel exceptionally spacious. It is mainly laid to lawn with a number of pretty plants to either border. The outside office to the left hand end is recently fitted, and potentially ideal for use as a home office. And the boundary wall at the bottom of the garden also has a gate opening onto the allotments and fields beyond.

Mains water, electric, gas
Cherwell District Council
Council Tax Band D
£1,997 p.a. 2020/21







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TOTAL FLOOR AREA : 154.3 sq.m. (1661 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C	70	
(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	

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.

to discuss this property or to arrange a viewing please call, or drop us a line
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