



The Swere

DEDDINGTON

4 BEDROOM HOUSE WITH GARAGE



Cherry Lets

DEDDINGTON LIVING



Deddington is a beautiful North Oxfordshire Village with excellent facilities. There is a good selection of shops including butchers, post office, general store, fashion and homeware boutique, florist, and hairdressers as well as the Monthly Farmers' Market. The Village also has a Primary School, Doctors' Surgery, Dentist and Library. Deddington has several pubs and restaurants including a coffee shop. The village also benefits from having high speed fibre optic broadband available. Transport links are excellent with the train stations at Banbury, Bicester and the Oxford Parkway easily reached for travel to London and Birmingham and Deddington is also close to the M40 for fast road links.

Regular bus services link the village to the nearby town of Banbury and the City of Oxford.



Beautifully presented and particularly spacious



Beautifully presented 4 Bedroom house with Garage in the village of Deddington. The property was built by David Wilson Homes just over 5 years ago and is well located on Deddington Grange estate overlooking the park.

The property has been recently extended to provide a superb open plan Kitchen and Dining Room, leading to the large Sitting Room, also accessed from the hallway. On the ground floor is also the Cloakroom and Utility area. On the first and second floors are the four bedrooms, the main with en suite and dressing area, the luxury family bathroom and a further shower room. Outside is the enclosed garden with gated access to the garage with parking at the front and an EV point.

The house is very light and spacious and tastefully decorated throughout, with every attention to detail to provide a contemporary home designed for modern living

EPC B. Council Tax Band D.





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Entrance hall, wood flooring, with carpeted stairs to the first floor.
Doors to:

Kitchen and Dining Room (7.74 max X 4.61 max) (25'5 max X 15'1 max), wood flooring, dual aspect with Bi Fold doors to the garden. Large range of modern fitted wall and base shaker style units including larder cupboard and separate breakfast bar/island. Fitted with quartz worktops. Integrated appliances include single oven with combination above, five burner large black hob, dishwasher, fridge freezer and wine cooler. Inset sink with chrome accessories.

There is a separate inset utility area, fitted with an integrated washing machine with space for a washing machine and tumble dryer with fitted wall unit and complimentary worktop. Adjacent is a storage cupboard.

From the entrance hall also is the Sitting Room and Cloakroom.

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From the Dining Room, this leads through to the Sitting room which is also accessed via the hallway.

Sitting room, (7.41 max X 3.22 max) (24'4 max X 10'7 max), wood flooring, dual aspect with Bi Fold doors to the garden.



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Carpeted stairs to first and second floor landings:

First floor landing, carpeted, built in cupboard, window to the garden, doors to:

Main Bedroom Suite (5.45 X 3.45 including en suite) (17'10 x 11'4 including en suite), carpeted, dual aspect. With dressing area with built in wardrobes. En suite with tiled flooring and at all walls for wet areas. Fitted with white suite comprising shower enclosure, toilet and pedestal sink. Chrome accessories.



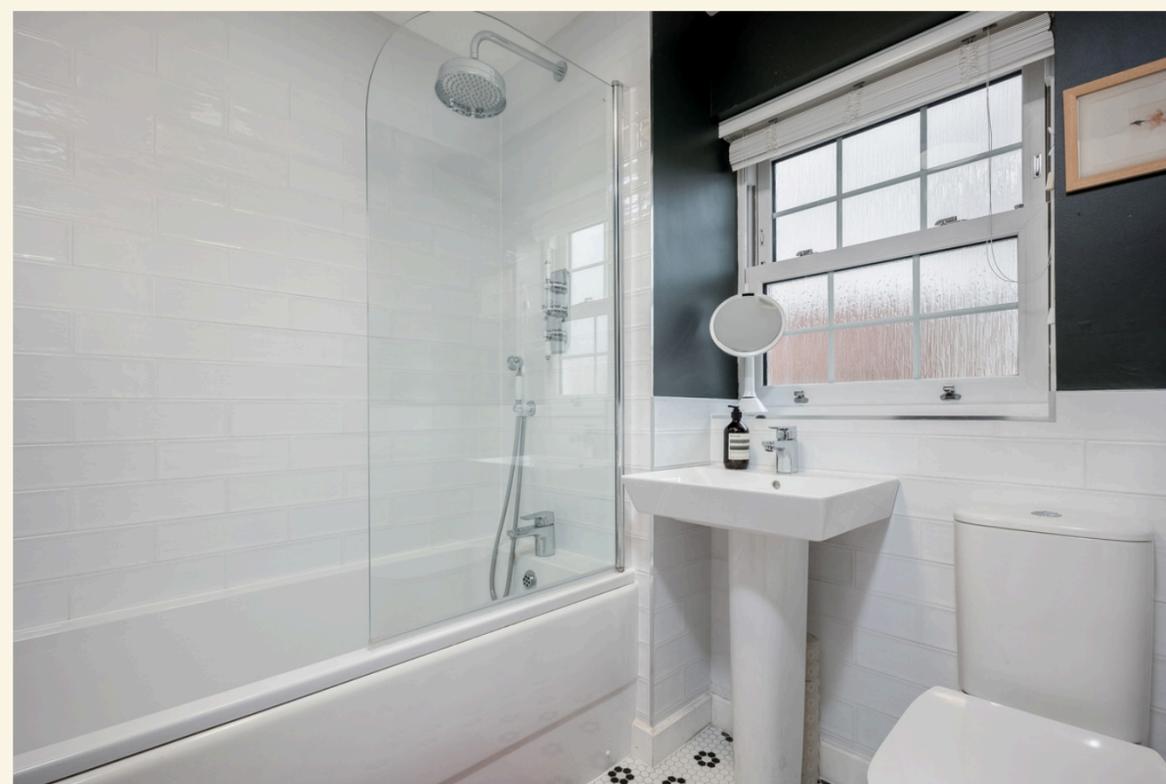
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Also on the first floor is a Bedroom (3.34 X 2.99) (10'11 X 9'10), carpeted, with window to the front.

Family bathroom, with obscure glazed window to the garden, tiled flooring and at all walls for wet areas. Fitted with white suite comprising bath fitted with hand shower and drencher, toilet and pedestal sink. Chrome accessories.



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Carpeted stairs to second floor landing, doors to:

Doors to:

Bedroom (4.29 X 2.98) (14'1 X 9'), carpeted, with window to the front.



Inner lobby with tumble dryer, door to

Bedroom (3.46 X 2.26) (11'4 X 7'5), carpeted, window to the front.



Shower room with tiled flooring and at all walls for wet areas. Rooflight window. Fitted with white suite comprising shower enclosure, toilet and pedestal sink. Chrome accessories.

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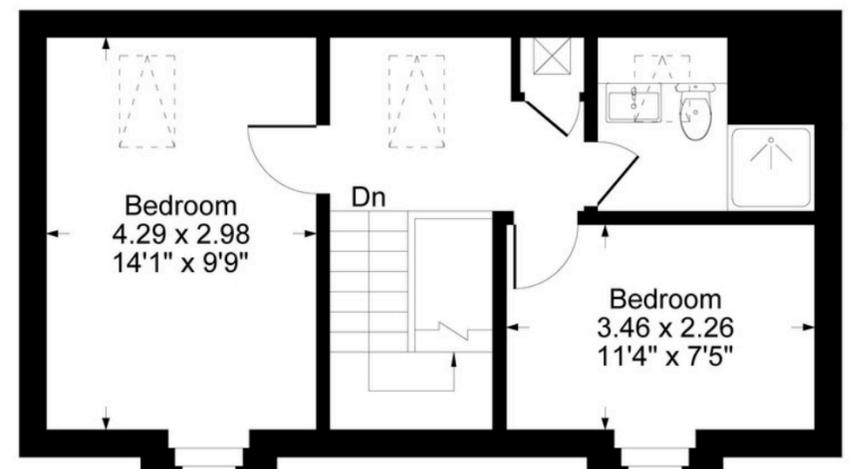
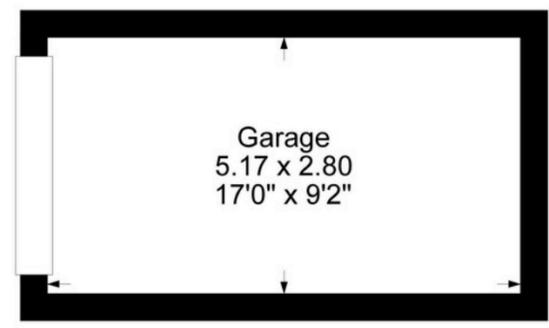


Walled garden with large patio area and small lawned area. Gated access to the garage and EV charging point.

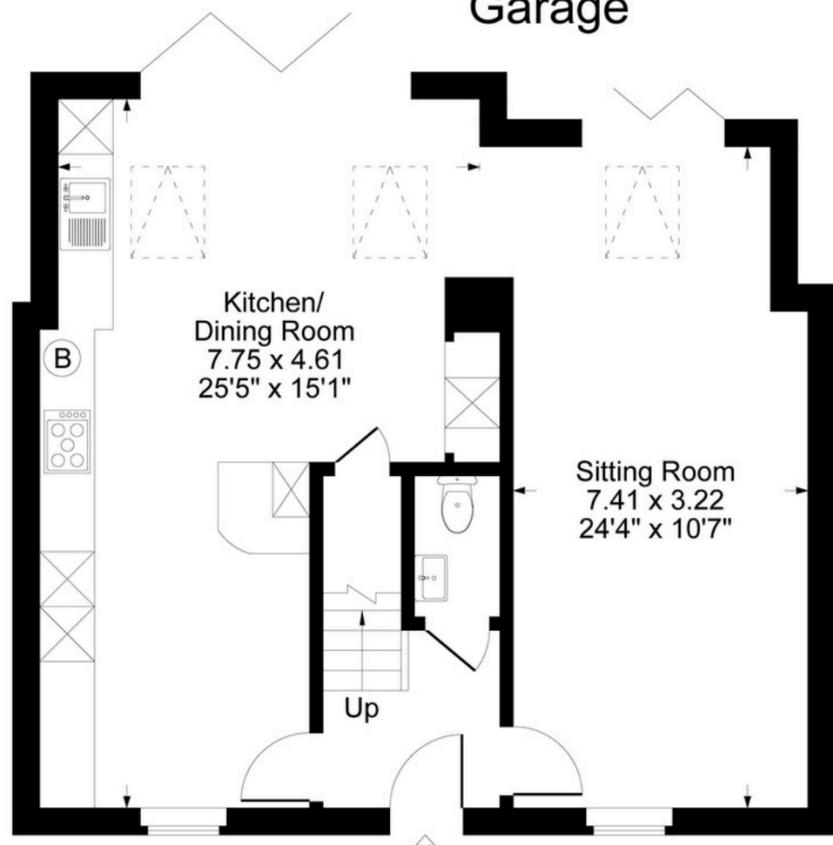
Single garage (5.17 X 2.80) (17'0 X 9'2) with light and power and up and over door. Parking for up to two vehicles with one in the garage and one in front of. There is also street parking as available.



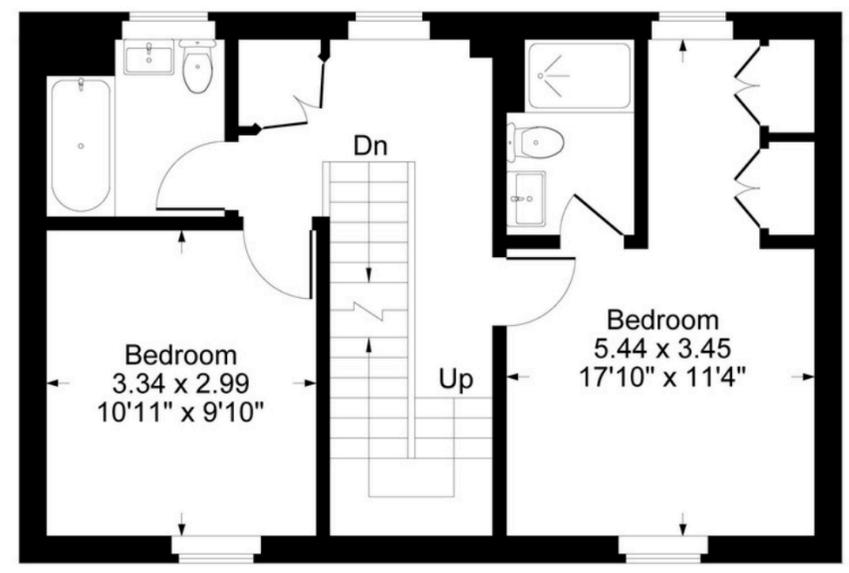
Approximate Gross Internal Area
 Ground Floor = 61.99 sq m / 667 sq ft
 First Floor = 45.61 sq m / 491 sq ft
 Second Floor = 36.39 sq m / 392 sq ft
 Garage = 14.47 sq m / 156 sq ft
 Total Area = 158.46 sq m / 1706 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Second Floor



Ground Floor



First Floor



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