



{ GREEN COURT, EARLS LANE
DEDDINGTON, OX15

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Green Court, Earls Lane,
Deddington, OX15**

**Guide Price £750,000
Freehold**

 **5 Bedrooms**
 **4 Bathrooms**
 **1 Reception**

Features

End of chain, Excellent
Kitchen/Dining/Living Space, Utility, Five
Bedrooms, Four Bathrooms, Garden, Off
Road Parking

Council Tax

Council Tax Band E

Hamptons

The Old Bakery, Market Place
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{ SUBSTANTIAL FIVE BEDROOM HOME WITH EXCELLENT FAMILY ACCOMMODATION

The Property

This substantial property has been completed to a very high standard and enjoys a convenient location within this sought after North Oxfordshire village. The property is a short level walk to the excellent facilities located within Deddington's Historic Market Place.

The family accommodation which is arranged over three floors includes a spacious entrance hall, cloakroom, sitting room, kitchen/breakfast/living room which is ideal for modern day living fitted with an attractive range of base and wall units incorporating ample worktops, island unit, built in fridge/freezer, built in dishwasher, cooker extractor and bifold doors opening onto the rear garden. Also on the ground floor there is a useful utility room.

On the first floor there are four double bedrooms, two with ensuite shower rooms and a family bathroom. On the second floor there is a excellent master suite including bedroom, ensuite bathroom, dressing room and walk in loft storage area.

Outside

The property is approached via a shared gravelled driveway with parking for several vehicles. The enclosed rear garden is laid to lawn and offers a high degree of privacy.

Location

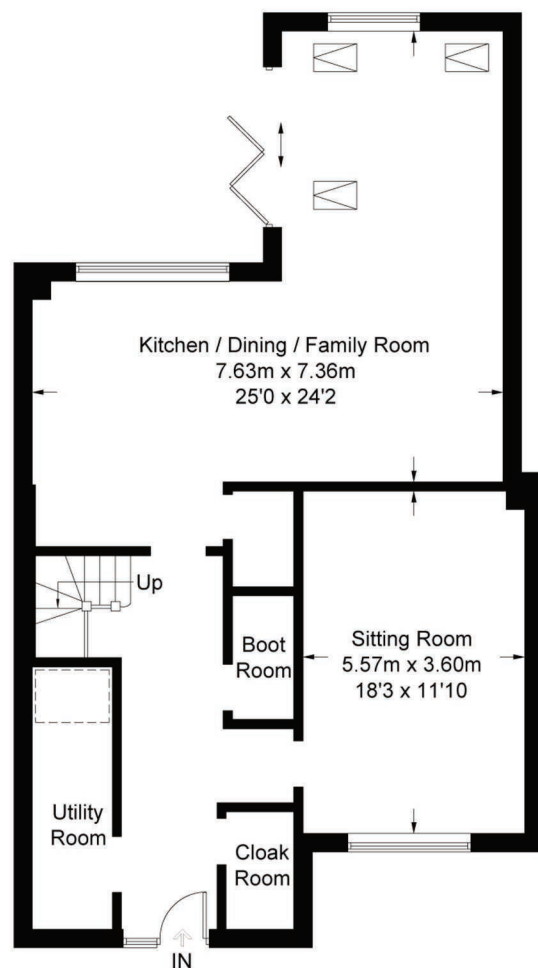
The village of Deddington offers many amenities including several shops providing for everyday needs, post office, health and community centres, library, hotels and restaurants, recreation ground and for people

wishing to worship there is the Church of St Peter and St Paul. Also within the village there is the Church of England primary school plus Deddington falls within the Warriner catchment for secondary education. A further comprehensive range of facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at either junction 10 or 11 and mainline rail services are available from Banbury & Bicester.

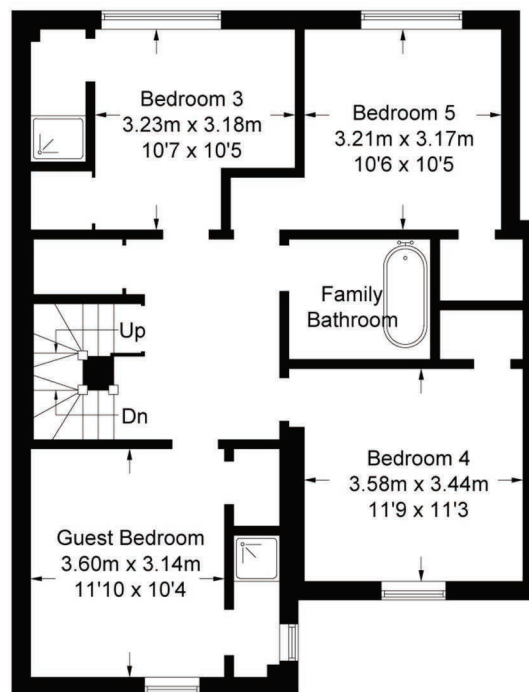
Additional Information

Gas fired heating. Part under floor and radiators.
Double glazing.
Remote controlled Velux windows.

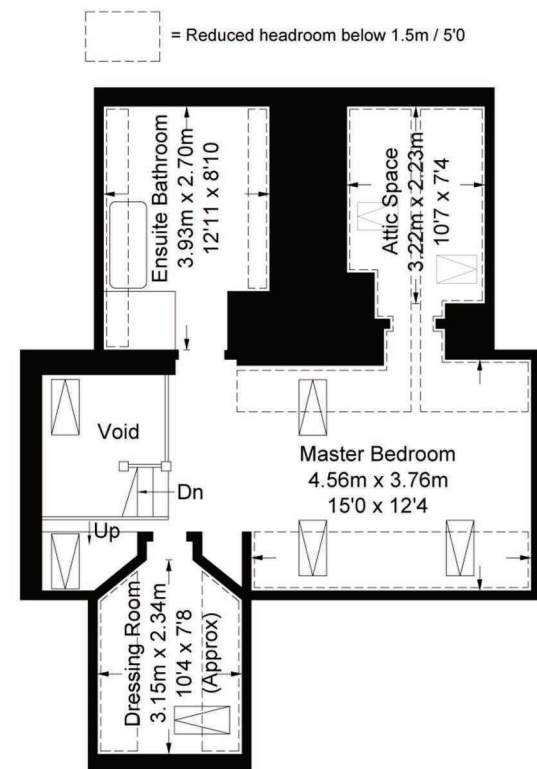




Ground Floor = 92.0 sq m / 990 sq ft



First Floor = 76.4 sq m / 822 sq ft



**Second Floor = 57.1 sq m / 615 sq ft
(Including Attic Space)**

Approximate Gross Internal Area = 225.5 sq m / 2427 sq ft
(Excluding Void / Including Reduced Headroom / Attic Space)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID216335)

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

