



Philcote Street, Deddington

Banbury, Oxfordshire, OX15

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



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# Grade II Listed cottage within walking distance of Market Place

**Hamptons International**

The Old Bakery, Market Place, Deddington, Oxfordsh

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Vestibule | Sitting Room | Kitchen/Breakfast Room | Rear Lobby | Double Bedroom | Large Shower Room | Separate Studio/Annexe With Bed/Sitting Room | Shower Room | Pretty Rear Garden

## Guide Price £310,000 Freehold

### Description

A charming and characterful Hornton stone built Grade II Listed cottage within a few minutes' walk of Deddington's vibrant Market Place. The accommodation comprises an entrance vestibule with a useful storage cupboard, double aspect sitting room with fireplace recess and bressumer beam, ceiling beam and understairs cupboard with gas fired boiler. Kitchen with hand-made units. oak worktops, inset Belfast sink unit, base cupboards, drawers and wall cabinets, space for cooker with extractor above, plumbing for dish washer, corner cabinet, underfloor heating and tiled flooring. Rear lobby and stairs to first floor landing. Double bedroom with exposed floorboards, 'A' frame ceiling beams. Spacious shower room with wooden flooring, large walk-in shower, wc, wash hand basin and heated towel rail.

SEPARATE STUDIO/ANNEXE with entrance hall with radiator, bed/sitting room with built-in cupboards and electric radiator. Shower room with shower cubicle, Belfast sink and wc, plumbing for washing machine, heated towel rail and underfloor heating.

### Outside

The cottage has a pretty rear garden, with pathway and well stocked raised flower beds, a courtyard style seating area and two useful storage sheds.

### 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 and 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. There is an excellent mainline rail service to London Marylebone from Banbury & Bicester North.

### Additional Information

Council Tax Band: D

Gas fired central heating to cottage

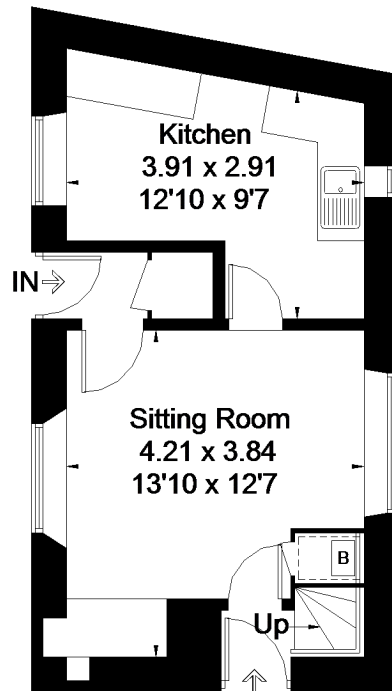
Electric heating in the Annexe

NB There is a side passageway leading to the rear garden, which is owned by the adjacent property, over which this cottage has a pedestrian Right of Access.

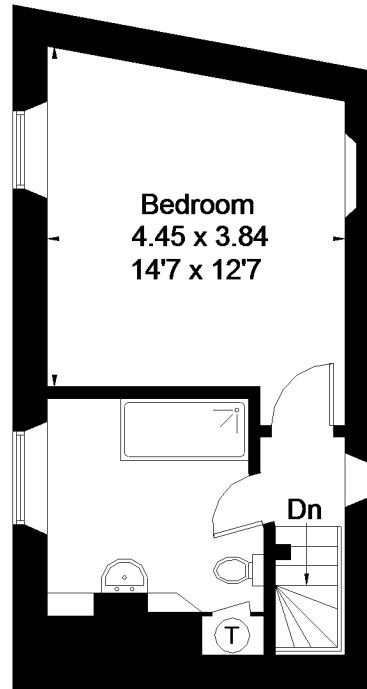


## Philcote Street, Deddington, Banbury


Approximate Gross Internal Area = 56.9 sq m / 612 sq ft  
Outbuilding = 23.3 sq m / 251 sq ft  
Total = 80.2 sq m / 863 sq ft

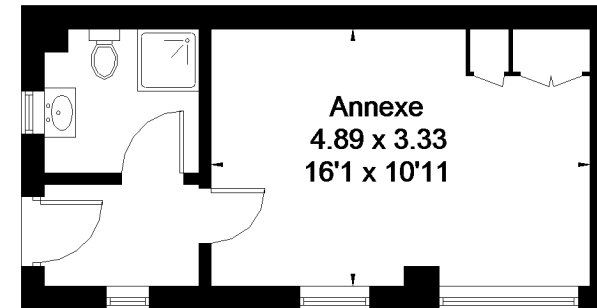


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Outbuilding  
(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 165210

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.



