



Gaveston Gardens

DEDDINGTON

4 BEDROOM DETACHED HOUSE WITH ANNEXE



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 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

In the sought after village of Deddington on Gaveston Gardens, well presented and neutrally decorated, detached house with separate studio/home office. 4 Bedrooms, family bathroom and en suite. Kitchen and Dining Room. Sitting Room. Garden Room. Utility room, Cloakroom and Study. Garden. Parking. Gas Central Heating, Double Glazing. Pet Considered. EPC D. Council Tax Band F.



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

Sitting room (4.45m x 3.23m) (14'7 x 10'7), carpeted with window to the front, with fireplace. Doors (which can be left fully open) to:

Dining room (3.23m x 3.15m) (10'7 x 10'4), carpeted with window to the side

From the entrance hall is so the cloakroom, study and the kitchen.



Garden Room (4.78m max x 3.56 max) (15'8 max x 11'8 max), tiled flooring, glazed with doors to the garden. A really lovely room overlooking the garden.

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Kitchen (4.27m x 2.72m) (14'0 x 8'11), wood effect flooring. Good range of base and eye level wood coloured fitted units, complementary worktops and tiled backsplashes. Integrated appliances including Stainless steel Double oven, Induction hob with integrated hood over. Space for further appliances.

Windows to the garden room and garden. Door to the Utility.

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Detached Studio/office with own entrance and access from the house over the path or from side gate.

Door to main room, with wood flooring (5.13m x 2.73m) (16'10 x 8'11) with window to the side. Separate cloakroom with white suite comprising WC and sink.

Further utility room, fitted with worktop with space and plumbing for washing machine, Adjoining further room. Cloakroom, laminated wood effect flooring; obscure glazed window to the side.



Carpeted stairs to first floor landing, doors to:

Bedroom (4.29m x 3.02m) (14'1" x 9'11"), carpeted, with window to the front. Built in wardrobes.

Door to en Suite, flooring with white suite, comprising corner shower unit, WC and hand basin. Chrome towel rail and glazed window to the side.



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Bedroom (4.29m X 3.33m) (14'11 x 10'11), carpeted, with window to the front. (pictured)

Bedroom (3.91m max X 2.36m max) (12'10 max x 7'9 max), carpeted with window to the rear. Built in cupboard.

Bedroom (3.00m max X 2.77m max) (9'10 max x 9;1 max), carpeted with window to the rear. Built in cupboard.



Family Bathroom, tiled flooring and to all walls, white suite comprising bath, WC and hand basin. Chrome towel rail. Window to the rear.

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Enclosed gardens with lawn with range of shrubs and plants to borders, hard standing, access to the studio, garden room and also a gated side access to the front. Shed to rear (with non repair clause).

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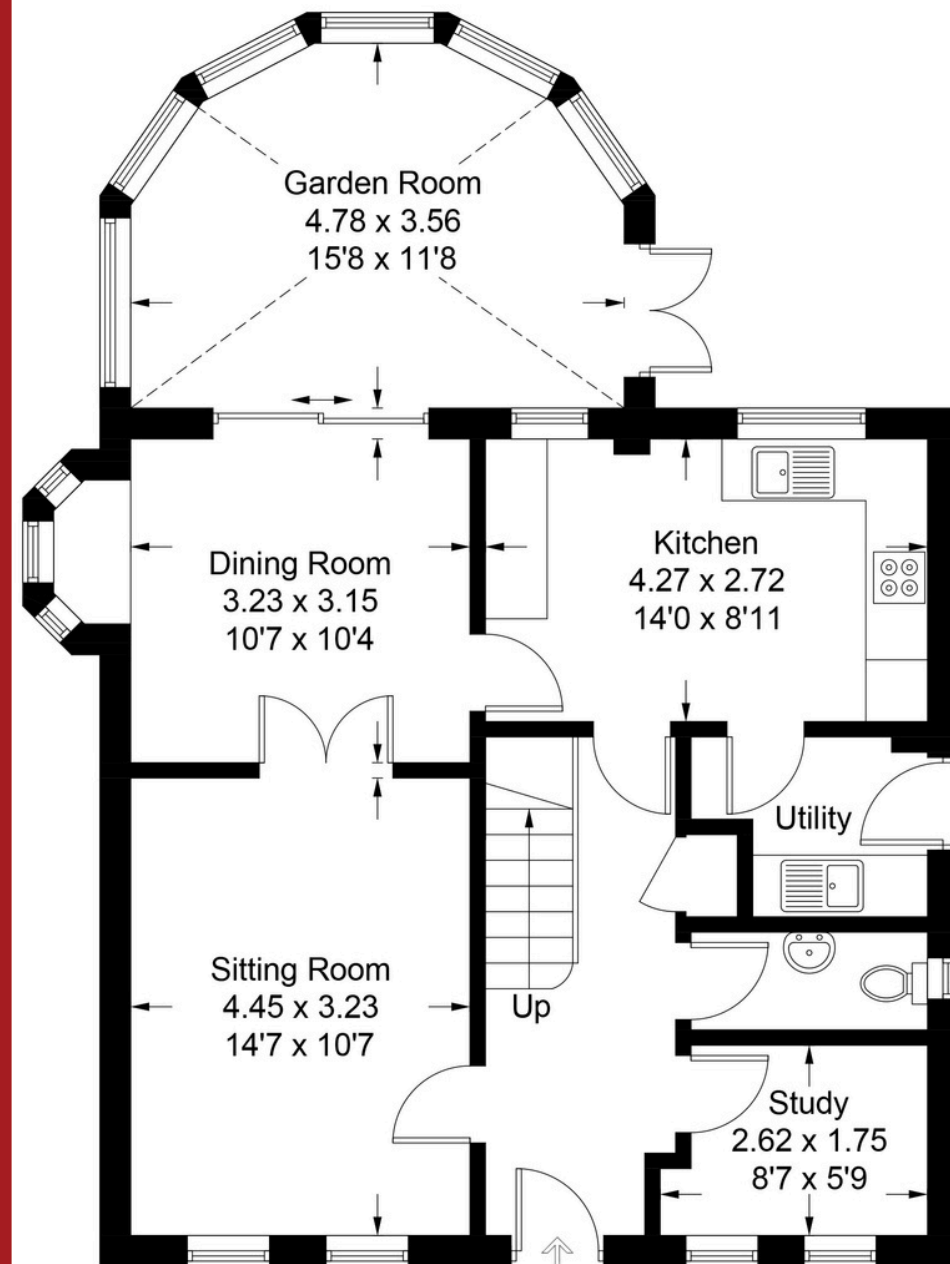
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Gaveston Gardens, Deddington, OX15

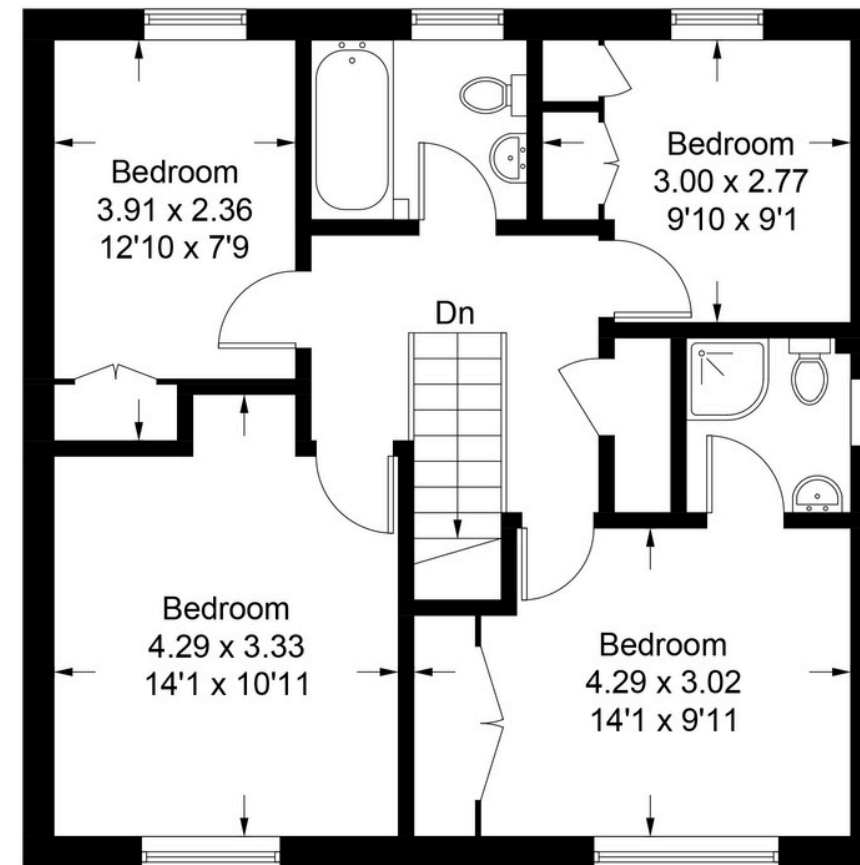
Approximate Gross Internal Area = 136.9 sq m / 1474 sq ft

Outbuilding = 26.3 sq m / 283 sq ft

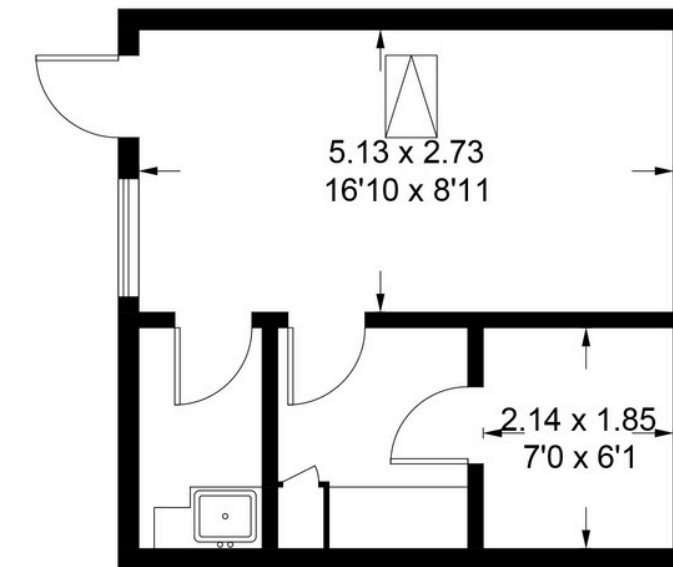
Total = 163.2 sq m / 1757 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1098130)



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