



67 Mill Close
Deddington, OX15 0UN



ROUND & JACKSON
ESTATE AGENTS





An extended and well presented, three-bedroom detached family home with a garage and a private rear garden. The property is located in a quiet cul-de-sac on this popular road in Deddington.

The property

67 Mill Close, Deddington is an extended and well presented, three-bedroom detached family home which is located within the sought after village of Deddington. The property is located within a quiet cul-de-sac location and is within easy walking distance to the village centre, school and shops. The property has been extended to the rear, at ground floor level and benefits from having a private rear garden, a single garage and driveway parking. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, sitting room, dining room and a kitchen. On the first floor there is a landing, three-bedrooms, including an en-suite to the main bedroom and there is a family bathroom. Outside to the rear there is a private lawned garden and driveway which gives access to the single garage. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor, door into the sitting room and W.C. Storage area beneath the stairs.

W.C

Fitted with a white suite comprising of a toilet and hand basin with tiled splash backs. Window to the side aspect and wood effect vinyl flooring.

Sitting Room

A spacious sitting room with plenty of space for furniture and a door leading into the kitchen. The sitting room is open plan leading into the rear dining extension.

Dining Room

Forming part of a rear extension, a large entertaining space with a vaulted ceiling, two Velux roof windows and French doors leading into the garden. The room has wood effect flooring throughout and there is plenty of space for a large dining table and chairs. This room is open plan leading into the kitchen and also the sitting room.

Kitchen

Fitted Howdens kitchen with high-gloss fronted cabinets with worktops over and there are panelled splash backs. There are a range of integrated appliances, including a double oven, a four-ring gas hob with extractor hood and there is space for a washing machine, dishwasher and a sink bowl with drainer.



There is space for a free standing fridge-freezer, modern down lights, a built-in bin cupboard and a window to the front aspect. The wood effect flooring continues throughout. The Glow-worm gas fired boiler is located in one of the cupboards. The kitchen area also has space for a small table and chairs.

First Floor Landing

Doors leading to all first floor rooms, loft hatch to the roof space and a useful storage cupboard housing the hot water tank.

Bedroom One

A double bedroom with a window to the front aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a shower cubicle, toilet and wash basin with storage cupboard beneath. There is a window to the rear aspect and tiled splash backs.

Bedroom Two

A good size single bedroom with several storage cupboards and a window to the front aspect.

Bedroom Three

A single bedroom with a window to the rear aspect. This room is currently being used as a dressing room.



Family Bathroom

A white suite comprising of a panelled bath, toilet and wash basin with tiled splash backs, wood effect vinyl flooring and there is a window to the rear aspect.

Garage

There is a single garage with power and lighting and an up-and-over door which leads to driveway parking for one vehicle.

Outside

To the rear of the property there is a very private garden which is laid to lawn with gravelled borders and established shrubs and bushes. There is a paved patio and gated access along with a useful storage shed. To the front of the property there is a lawned garden with established trees and shrubs and there is a paved pathway leading to a canopy porch.

Situation

Deddington is a highly regarded, well served and popular village located approximately 6 miles south of Banbury. There are many amenities within the village including an excellent general store with Post Office, a variety of other shops, a library, a hotel, a variety of restaurants and public houses, a recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. Also within the village there is an Ofsted outstanding nursery and pre-school, an Ofsted good primary school and Deddington falls within the Warriner, Bloxham catchment for secondary education. Further comprehensive facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from both Banbury and Bicester.

Directions

From Banbury proceed southwards via the Oxford Road for approximately 6 miles. Upon reaching Deddington turn right at the traffic lights onto the Hempton Road. Take the third left hand turn into Mill Close then continue down and bear left where the road splits. Number 67 will be found on the right hand side, after a short distance.

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

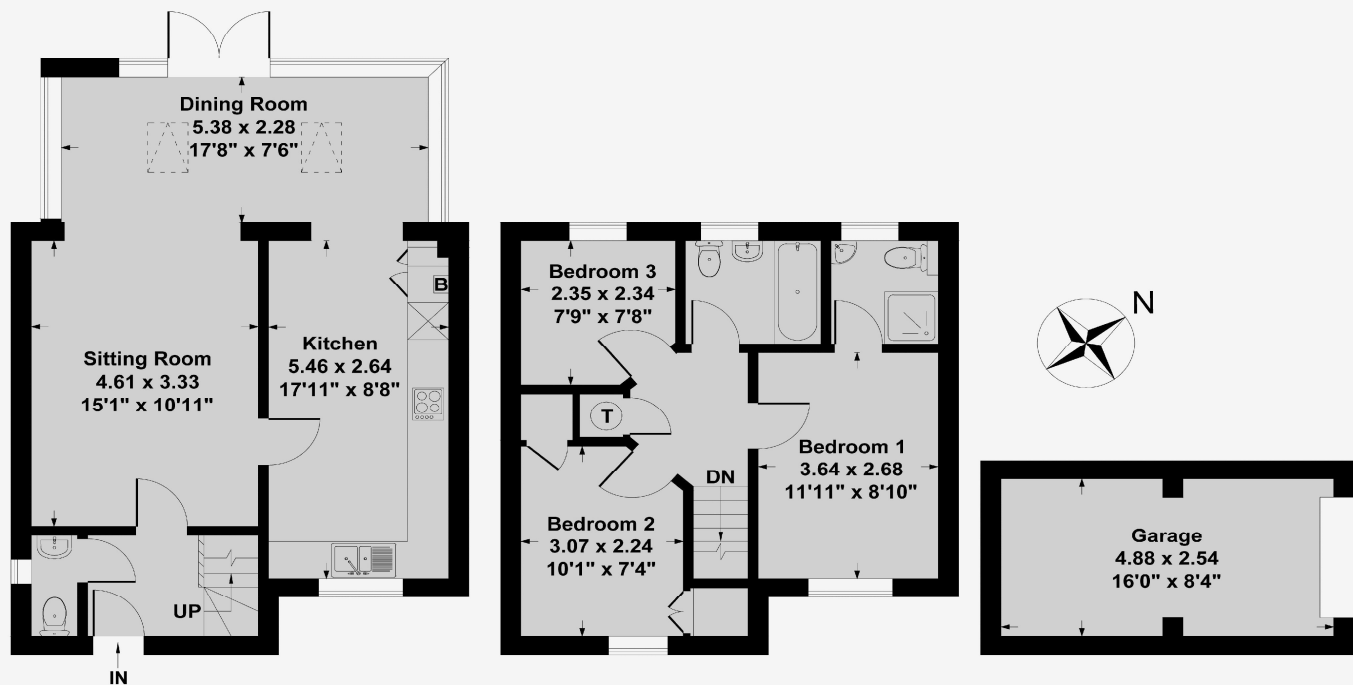
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £425,000





Ground Floor

First Floor

Garage

Ground Floor Approx Area = 50.74 sq m / 546 sq ft

First Floor Approx Area = 36.52 sq m / 393 sq ft

Garage Approx Area = 12.39 sq m / 133 sq ft

Total Area = 99.65 sq m / 1072 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



rightmove



ROUND & JACKSON
ESTATE AGENTS