

EMOHRUO

DEDDINGTON, OXFORDSHIRE



savills

EMOHRUO

DEDDINGTON • OXFORDSHIRE

Banbury 7 miles

M40 (J11) 8 miles

M40 J10 (Ardley) 7.5 miles

Oxford 19.5 miles

Bicester 13 miles

(London Marylebone about 60 minutes)

London 73 miles

(Approximate times and distances)

Period home with contemporary open plan living

Sitting room

Study

Open plan kitchen/dining room

Utility room

Cloakroom

Principal bedroom and guest room both
with en suites

Two further bedrooms with Jack & Jill
bathroom

Enclosed garden

Brick store

Views out onto open countryside





SITUATION

Deddington is a large village characterised by the delightful market place which hosts a farmers' market once a month. With origins believed to date to the 6th or 7th century AD, the village is rich in history, the earliest parts of St Peter and Paul's church dating to the early 13th century. Today there are several shops, a delicatessen, pubs, a post office, library, restaurants, a health centre with pharmacy, a hotel and a primary school. More extensive shopping and leisure facilities are available in the nearby towns of Banbury, Bicester and Oxford.

Excellent selection of educational establishments in the area include:- Deddington C of E Primary School and Warriner Senior school (Bloxham); Independent schools include St Johns Prep (Banbury), Bloxham School (co-ed) and Tudor Hall (girls) also in Bloxham. Bus services to many of the Oxford schools, including Oxford High School, Headington and Magdalen College.

Well located for both London and Birmingham and the North with junctions 10 and 11 of the M40 being about 7 and 8 miles away respectively; direct trains from Bicester North to London Marylebone, (from 55 minutes); Banbury to Birmingham (from 44 minutes); Birmingham International Airport is about 47 miles away and Heathrow about 63 miles.

Sporting and leisure activities include a squash and tennis club in Adderbury; Bannatyne's Health Club in Bodicote; Soho Farmhouse in Great Tew; golf in Adderbury and at Tadmarton Heath; horse racing at Warwick, Stratford and Towcester; motor racing at Silverstone; cinema in Banbury; theatre in Oxford and Stratford-upon-Avon.



DESCRIPTION

Emohruo or 'Our Home' is a delightful stone built cottage tucked along St Thomas Street. It boasts an abundance of period features along with views out onto open countryside.

On entering the property you're greeted by a cosy but spacious sitting room. Laid with slate tiles it benefits from under floor heating. An exposed brick chimney breast inset with AGA wood burning stove and oak beam lintel above. Flowing through into the kitchen dining room, again with under floor heating, a wonderful space for entertaining with ample room for a dining table and chairs with double doors onto the rear. The kitchen comprises of wall and base units with wooden worktop inset with double sink and drainer. Integrated dishwasher and 6 ring Neff range cooker along with an island with breakfast bar to one end. Further on this floor is a study and utility room with space for washing machine along with wooden base units and wooden worktop inset with Belfast sink. A cloakroom is also access from the utility.

Ascending the stairs to a wide open landing space. Four bedrooms occupy the floor with the principal and guest rooms benefitting from en-suites shower rooms. The further two bedrooms have access to a family bathroom which has Jack & Jill doors.



OUTSIDE

Externally the landscaped garden is mainly laid to lawn for ease of maintenance. A paved terrace accessed directly from the kitchen/dining room provides a space to dine in the summer months along with a sunken seating area towards the rear which enjoys views over open countryside.

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas fired central heating.

TENURE

Freehold

COUNCIL TAX

Band C

LOCAL AUTHORITY

Cherwell District Council - 01295 252535

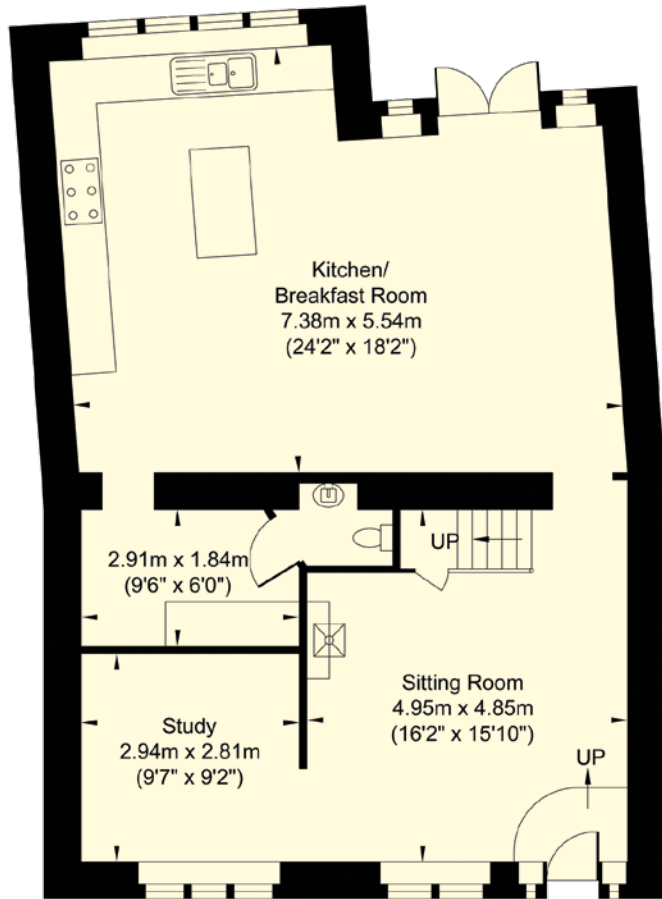
FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings and garden statuary are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

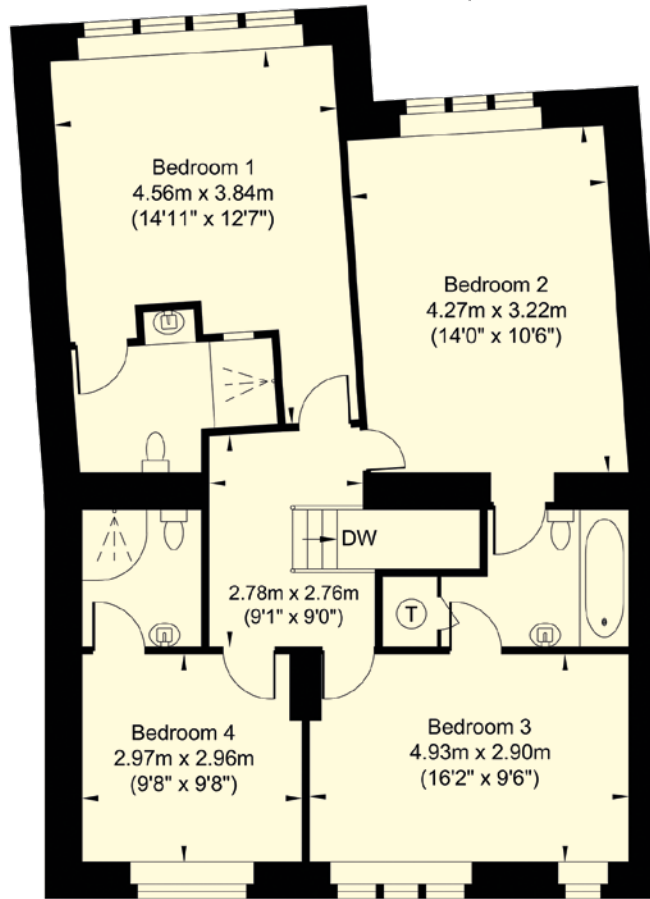


EMOHRUO

Approximate Gross Internal Area:
153.28 sq.m. / 1649.89 sq.ft.



GROUND FLOOR



FIRST FLOOR

POST CODE

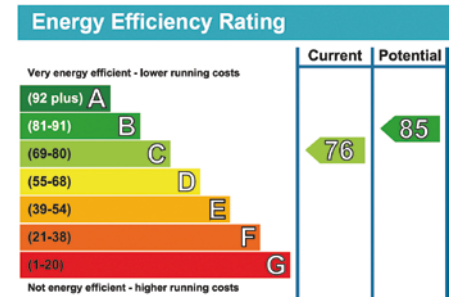
OX15 0SY

DIRECTIONS

From Savills Banbury office take the A4260 (Oxford Road) heading South towards the village of Adderbury. Proceed through Adderbury continuing on the A4260 towards Deddington. On arriving in Deddington, proceed over the traffic lights and after 0.3 miles take the left turn at the grass triangle onto St Thomas Street. Emohruo can be found a short distance down the lane on your right hand side.

VIEWING

By appointment with Savills Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.



IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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