



# An attractive period property with a landscaped garden

St. Thomas Street, Deddington, Banbury, Oxfordshire, OX15 0SY

savills







Period meets contemporary in this attractive family home • Approximately seven miles to Soho Farmhouse • Sun terrace providing extra al fresco entertaining area with wonderful views on to open countryside • Generous, enclosed rear garden • Open plan living • Cosy sitting room • Four bedrooms.

## Local Information

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.

(All distances and times are approximate).





## About this property

Emohruo or 'Our Home' is a delightful stone built cottage tucked along St Thomas Street, in sought after Deddington. It boasts an abundance of period features along with views out on to open countryside.

On entering the property you are greeted by a cosy 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. The kitchen/dining room, again with under floor heating, is 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 six 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 accessed from the utility.

There are four bedrooms, two benefitting from en suite shower rooms. The further two bedrooms have access to

a family bathroom which has Jack & Jill doors.

The landscaped garden is mainly laid to lawn, with flowerbeds and a vegetable garden. A paved terrace accessed directly from the kitchen/dining room provides a space to dine in the summer months. There is also a sunken seating area towards the rear which has been decked to form a sun terrace providing an extra al fresco entertaining area with wonderful views onto open countryside.

### Tenure

Freehold

### Local Authority

Cherwell District Council,  
Banbury

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Banbury Office.  
Telephone:  
+44 (0) 1295 228 000.







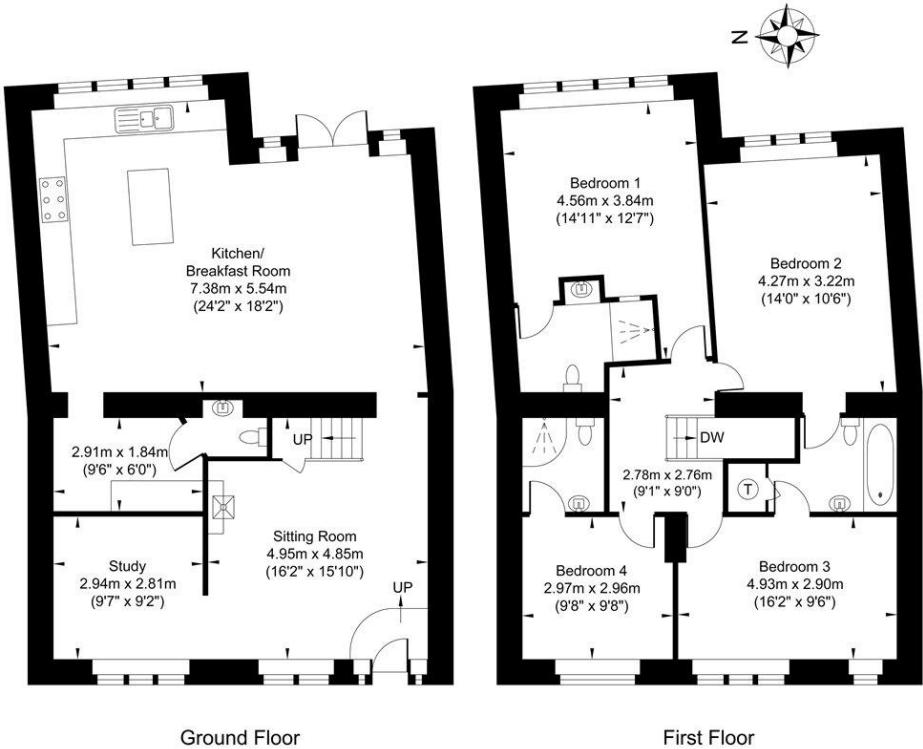


St. Thomas Street, Deddington, Banbury, Oxfordshire, OX15 0SY  
Gross Internal Area 1649 sq ft, 153.2 m²

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Emohruo, St Thomas Street, Deddington OX15  
Approx. Gross Internal Area:- 153.28 sq.m. 1649.89 sq.ft.



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The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height  
www.dmlphotography.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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