



Modern living and land offering a real sense of space

The Little House, Deddington, Oxfordshire

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Delightful home of Victorian origins • Improved and refurbished offering modern living • Space and privacy • Off road parking • Well-established gardens • Paddock grazing • In all about 5.87 acres

#### Local information

The much sought after village of Deddington is characterised by the delightful market place which hosts a farmers' market. With origins believed to date to the 6th or 7th century AD, the village is rich in history with the grand St Peter and Paul's church dating to the early 13th century. It benefits from several shops including a popular delicatessen, Co-op, florist, tea room, hairdressers, beauty salon, public houses, library, doctors surgery, pharmacy and school. More extensive shopping, leisure and cultural facilities are available in the nearby towns of Banbury, Bicester, Chipping Norton and Oxford.

Renowned private members club Soho Farmhouse in Great Tew is just 8 miles away and the highly regarded Nicholsons Garden Centre is located just outside the village at North Aston.

Extensive selection of well regarded educational establishments in the area include Deddington C of E Primary School and Warriner Senior school (Bloxham); Independent schools include St Johns Prep (Banbury), Carrdus School (Banbury), Winchester House, Beachborough, Bloxham School and Tudor Hall (girls) in Bloxham. Bus services to many of the Oxford schools, which include The Dragon, Summerfields, Headington, Oxford High School (GDST), St. Edwards and Magdalen College School.

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 43 minutes); Banbury to Birmingham (from 48 minutes); Birmingham International Airport is about 47 miles away and Heathrow about 60 miles. There is bus that runs frequently to Banbury and Oxford.

Recreational activities in the area include tennis, cricket and football clubs in the village; Soho Farmhouse private members club at Great Tew; polo at Kirtlington and Cirencester; racing at Stratford, Warwick and Cheltenham; numerous golf clubs including Tadmorton Heath and Rye Hill; Bannatyne's Health Club in Bodicote; world renowned shopping at Bicester Village; Blenheim Palace at Woodstock and theatres in Chipping Norton, Oxford and Stratford upon Avon.

Approximate distances and times: Banbury 7 miles, M40 (J10) 7 miles, Soho Farmhouse 8 miles, Oxford 20 miles, London 72.5 miles. Train services from Banbury to London Marylebone from 56 minutes and Bicester (11 miles) to London Marylebone from 43 minutes.

#### About this property

The Little House is a delightful, detached house of Victorian origins with later additions.





Lying just on the edge of the highly sought after village of Deddington, the property is of part Hornton stone, part render construction.

The property has recently been significantly extended and modernised with attention to the use of quality fittings particularly to the kitchen and bathrooms. There is double glazing throughout, modern lighting and stone and wooden flooring. The modern nature of this house offers generous ceiling heights, large window openings allowing natural sunlight to pour in, thereby creating a real sense of light and space.

The south facing drawing room is spacious and light with double doors out into the garden making it a fantastic place to entertain all year round in a more formal setting. The extensive kitchen/breakfast room and utility room is well equipped with honed granite worktops and island making it the hub of the house with unspoilt views looking out on to the north facing paddock. There is also a sitting room for winter evenings, a family room, a gym and a study with views of the garden making it ideal for working from home.

The principal staircase leads to the galleried landing off which lies the principal, second and third bedrooms, two with en suite bathrooms, both with white fittings and playroom (scope to create a further bathroom, subject to the relevant consents). From here there is access to the secondary landing and secondary staircase, all giving access to the other bedrooms and family bathroom. This end of the house is ideal for teenagers or guests,

allowing them their own space and privacy.

The house is approached by a shingle driveway leading to the front of the property with ample parking and shielded along the southern boundary by a belt of mature trees allowing for space and privacy.

Outside, the well-established gardens are mainly laid to lawn with shrub borders and a brick pergola to the east of the property. The south elevation of the house has a wonderful paved terrace making it perfect for summer entertaining with views across the mature orchard. There is gated access from the orchard, as well as gated road access, to the timber stable block comprising two stables, feed room and open hay barn with light connected. The stables are in need of some improvement. Garden store with light connected.

Double garage with light and power connected. Loft access above can be accessed via an external staircase.

There is paddock grazing of about 3.43 acres to the north with part hedge, part post and rail fenced boundaries. Separate gates lead back to the stable block and gardens.

In all about 5.87 acres.

Whilst The Little House has Victorian origins, it has been carefully and sensitively improved and refurbished, retaining much of its period charm including exposed timbers, open fireplaces and bay windows, yet allowing the 21st century to pervade throughout.





Promap  
Aerial imagery © 2023 Google Earth  
Map data © 2023 Google



**DIRECTIONS (OX15 OTP):**

From Banbury take the A4260 (Oxford Road) heading South. Proceed through Adderbury continuing on the A4260 towards Deddington. On arriving in Deddington, turn left at the traffic lights and continue through Market Place towards Clifton. On leaving the village, continue for approximately 0.4 miles and the driveway to The Little House on the left hand side.

From J10 of M40 head north on the A43 and take the first exit at the roundabout at Baynards Green onto B4100. Continue through the village of Aynho and before leaving the village turn left onto the A403. Stay on the A403 through the village of Clifton and continue for approximately 0.9 miles where the driveway for The Little House can be found on the right hand side.

**SERVICES**

Mains water, electricity and private drainage are connected to the property. Oil fired central heating system.

**COUNCIL TAX BAND : G**

**TENURE : Freehold**

**LOCAL AUTHORITY**

Cherwell District Council: Tel: 01295 227001

**Viewing**

Strictly by appointment with Savills





**The Little House, Deddington, Oxfordshire**

**Gross internal area (approx)** 4,123 sq ft

**Outbuildings** 635 sq ft

**Total** 4,758 sq ft

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**The Little House, Deddington**

Gross internal area (approx):  
House: 383 sq m (4,123 sq ft)  
Garage/Storage: 59 sq m (635 sq ft)  
Total: 442 sq m (4,758 sq ft)  
For identification only. Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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