



Elegant home with generous proportions

Dolphin House, Deddington, Oxfordshire



Elegant home within vibrant North Oxfordshire village •
 Generous rooms with high ceilings • Period features
 including sash windows, shutters and window seats •
 South facing courtyard garden • No onward chain

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, public houses, library, doctor's surgery, dentist, pharmacy and primary school. More extensive shopping, leisure and cultural facilities are available in the nearby towns of Banbury (6 miles), Bicester (12 miles), Chipping Norton (10 miles) and Oxford (19 miles).

Renowned private members club Soho Farmhouse in Great Tew is approximately 7 miles away and the highly regarded Nicholsons Garden Centre is located just outside the village at North Aston (2.5 miles).

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), Bloxham School and Tudor Hall (girls) in Bloxham. Bus services to many of the Oxford schools, which include The Dragon, Summerfield's, Headington, 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 56 minutes); Birmingham International Airport is about 47 miles away and Heathrow approximately 62 miles. There is bus that runs to Banbury and Oxford.

Recreational activities in the area include tennis, cricket and football clubs in the village; polo at Kirtlington and Cirencester; racing at Stratford, Warwick and Cheltenham; numerous golf clubs including Tadmerton Heath and Rye Hill; Bannatynes Health Club in Bodicote; world renowned shopping at Bicester Village; Blenheim Palace at Woodstock and theatres in Chipping Norton, Oxford and Stratford upon Avon.

Banbury (London Marylebone from 56 minutes) 6 miles, M40 J10 7 miles, Soho Farmhouse 7 miles, Bicester (London Marylebone from 40 minutes) 12 miles, Oxford 19 miles, London 73 miles.

All times and distances are approximate.

About this property

Situated in the heart of Deddington village and built of Hornton stone, this Grade II listed property is perfect for those looking to downsize or wanting facilities on the doorstep. A deceptive house with generous room proportions and high ceilings with beautiful twelve





pane sash windows to the front and charming internal character features.

The reception hall with parquet flooring leads through to the kitchen, utility and WC, and sitting room. The sitting room has high ceilings and generous proportions, ideal for large furniture with a beautiful open fire place. East facing sash windows with window seats and working shutters overlooking the market square give it a feeling of true elegance. The kitchen/ dining room has tiled floor and offers a range of bespoke built in cupboards with Belfast sink, cooker and space for a dishwasher. There is plenty of room for snug sofa seating creating a lovely cosy space for relaxing and chatting. There is a glazed door that leads out into the private courtyard garden, enabling that inside outside feeling. The utility has a double sink and built in shelving with space for a washing machine and tumble dryer. There is a partially glazed door out onto the courtyard.

On the first floor are two double bedrooms and a bathroom. Bedroom one has built in cupboards and overlooks the market square through sash windows with working shutters and a window seat. Bedroom two also has high ceilings and 12 pane sash window and window seat. On the second floor is bedroom three with double aspect views to the front and back. There is a study area that could also be converted subject to planning to a bathroom/dressing room.

Outside is a very pretty south facing paved courtyard garden enclosed by a high stone wall. There is room for outside seating

and entertaining which catches the sun at different times of day throughout the year.

DIRECTIONS
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 follow the road through Market Place. You will find the property on the right hand side and can park in the Market square.

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 A4031. Continue along the A4031 through the village of Clifton and into Deddington, into the Market Square where you can park and will find the property on the left hand side, opposite Eagles.

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

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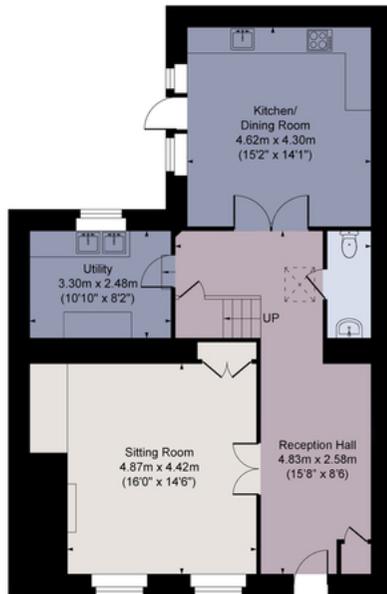
POSTCODE- OX15 0SE

TENURE : Freehold

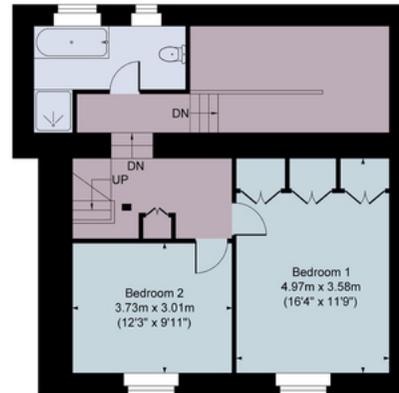
LOCAL AUTHORITY
Cherwell District Council: Tel: 01295 227001

Viewing
Strictly by appointment with Savills

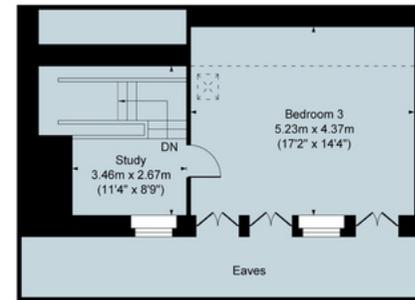
Dolphin House, Market Place, Deddington OX15 0SE
Main House Aprox. Gross Internal Area:- 168.39 sq.m 1839 sq.ft



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
☐☐☐ Denotes restricted head height
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