



# Kempster Place

Philcote Street Deddington, Banbury

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A characterful Victorian town house in the heart of Deddington, with original features and a beautifully arranged garden.

Constructed in 1850 of traditional Banbury Ironstone, this historic house is characteristic of the properties that define this part of north Oxfordshire. A much-cherished home, it has come to the market just twice in the past 70 years.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PRIVATE PARKING**



**GARDENS**



**FREEHOLD**



**VILLAGE**



**2,546 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Quiet, cosy and wonderfully peaceful, period features abound, including exposed beams, original pine doors and solid wood flooring. Adding to the appeal is the tasteful decor, which complements rather than competes with the charm and character of the building. Beyond the front door, the entrance leads to a snug, that may double as a private reading space/cloakroom with adjacent WC. To the rear lies the spacious open-plan kitchen/ dining room, fitted with light shaker-style cabinetry, a traditional style ceramic sink and space for a range-style cooker. Integrated appliances include a dishwasher and fridge. Stone tiled flooring runs throughout the area with underfloor heating in the extended dining area – a wonderfully bright space that benefits from dual aspect glazing and Velux windows overhead. The outlook to the terraced garden is delightful, and a rear door provides direct access to a terrace – perfect for seamless indoor/outdoor living. A utility provides additional storage and an area for laundry.

To the front, the spacious sitting room features attractive solid oak flooring and centres around an inglenook fireplace, fitted with a wood-burning stove. Leading off the sitting room is a study with built-in storage and attractive parquet flooring, offering an ideal work-from-home space.

A staircase rises to the upper floor with a principal bedroom featuring a recently renovated en suite bathroom featuring a roll-top bath and separate shower. Three further double bedrooms – one with built-in wardrobes are served by a family bathroom.



## Outside

To the front, there is a small elevated landscaped area of flower beds interspersed with stone pathways. Large gates open into an attractive brick courtyard that provides private, off-street parking and a garage. Plans are available (on request) to convert the outbuildings into a single residential dwelling (STPP).

The rear garden is fully enclosed by brick and stone walls, creating a private and secluded setting. It comprises a landscaped terrace area and built-in barbecue, offering the perfect setting for al fresco dining. An upper lawn is bordered by established beds, while at the end of the garden a slate-roofed terrace and outbuilding provide another charming entertaining space.

## Location

Deddington is a highly sought-after village of historic properties, situated in the Cherwell Valley. At the heart is the market square, around which there are a number of charming inns, independent shops and services, and useful amenities; this includes a Co-op supermarket, butcher, hairdresser, doctor's surgery, a pharmacy, bike shop and a variety of pubs and hotels.

The village also benefits from a library and a popular primary school. Banbury is 6.5 miles distant with a more extensive range of amenities including a Waitrose supermarket.

The property is in an excellent position for commuting, with the A4260 giving swift access to Oxford (approximately 17 miles) and the M40 passing the east of the village with access at Junction 20 (8 miles). Banbury station offers direct rail services to London Paddington, while Oxford Parkway presents an alternative with good parking facilities. For families, the area is renowned for its outstanding education, with Bloxham School and Tudor Hall locally, as well as easy access to Oxford schools including St Edward's, The Dragon, Summer Fields, Oxford High School and Magdalen College School.

The location offers the best of both worlds: the Cotswolds and its picturesque villages are on the doorstep, while Oxford's cultural attractions, including theatres, museums and historic colleges, are within easy reach. Leisure pursuits are readily available, with Soho Farmhouse and Estelle Manor nearby, the Cotswold Wildlife Park a short drive away, and shopping at Bicester Designer Village.



## Distances

- Banbury 6.3 miles
- Bicester 11.1 miles
- Oxford 17.9 miles
- London 75 miles

## Nearby Stations

- Banbury 6.6 miles
- Bicester North 12.1 miles
- Oxford Parkway 13.5 miles

## Key Locations

- Estelle Manor
- Soho Farmhouse
- Daylesford
- The Farmer's Dog
- Bicester Village

## Nearby Schools

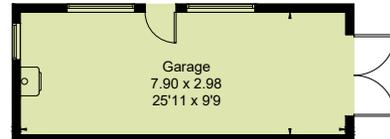
- Deddington C of E Primary School
- Christopher Rawlins C of E Primary School
- Tudor Hall
- Bloxham School
- Kitebrook
- The Dragon



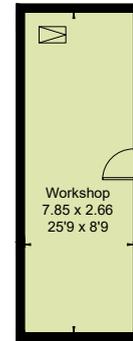
Approximate Floor Area = 183.0 sq m / 1970 sq ft  
 Outbuildings = 53.5 sq m / 576 sq ft  
 (Excluding Covered Terrace / Bar)  
 Total = 236.5 sq m / 2546 sq ft



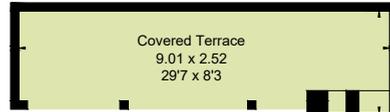
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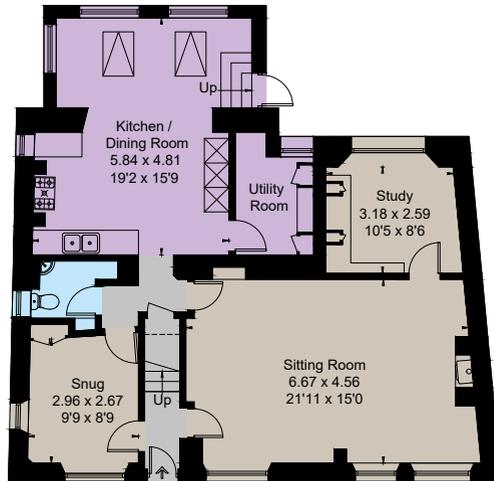
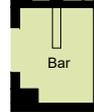
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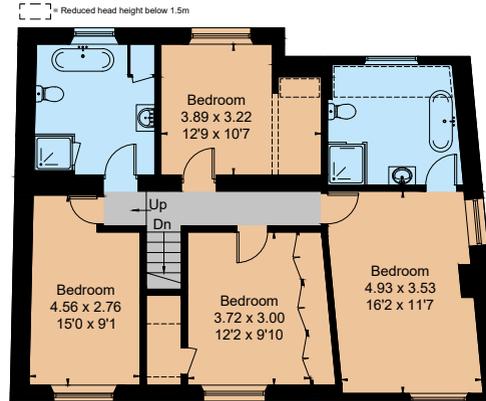
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Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103162

## Floorplans

Main House internal area 1,970 sq ft (183 sq m)  
 For identification purposes only.

## Directions

OX15 0TB

what3words: ///factually.fictional.prove

## General

Local Authority: Cherwell District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, drainage, electricity, gas and a solid-fuel boiler system.

Council Tax: Band E

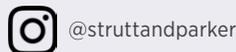
EPC Rating: D

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

## Oxford

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