



BY DESIGN

The Old Post House

Deddington, Oxfordshire



THE OLD
HOUSE

Beautifully restored period home with wonderful gardens, pool & gated parking in prime village.

Located in the highly desirable and well-connected village of Deddington, this exceptional non-listed period home sits within close to half an acre and combines a beautifully restored four-bedroom home with a two bedroom Coach House, offering six bedrooms and five bathrooms in total. Extending to over 5,700 sq ft, the property features a stunning open-plan kitchen/dining/family room, multiple reception rooms for both family living and entertaining, a party room and a gym. The Old Post House retains a wealth of period features, including stone mullion windows, original fireplaces and window seats, and is steeped in history, having previously served as both the village post house and a doctor's surgery. Further benefits include a heated outdoor pool, beautifully landscaped gardens, and ample driveway parking with a large carport, all set behind secure electric gates. Offered to the market with no onward chain, it seamlessly blends timeless character with high-end contemporary finishes.



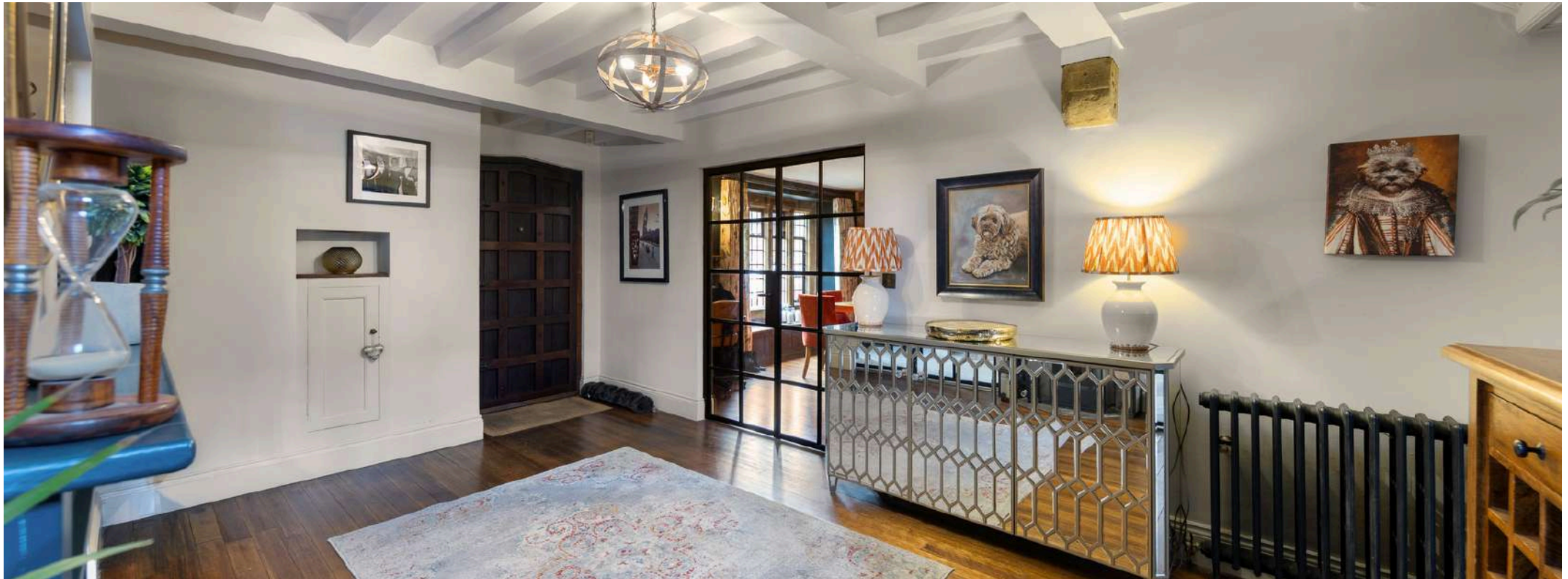
The Old Post House, New Street, Deddington, Oxfordshire, OX15 0SP



Ground Floor

Upon entering, you are immediately struck by the space, character and overall calibre of the home, with a welcoming entrance hall centred around a bioethanol fireplace. Two sets of double doors lead from the hall, one opening into the spacious dining room and the other into a bright and elegant drawing room, complete with log burner and French doors opening onto the courtyard. From here, the accommodation flows naturally into a cosy snug, also with a log burner, along with a separate office and WC.

At the heart of the home lies a stunning open-plan kitchen, dining and living space, thoughtfully designed for modern family life and entertaining. Centred around a large island with raised breakfast bar, the kitchen is finished with elegant quartz worktops and a range of premium appliances, including a Rangemaster Professional cooker, Perrin & Rowe hot water tap, two integrated Neff dishwashers, and a Samsung American-style fridge freezer with water and ice dispenser. French doors open onto the courtyard, creating a seamless connection to outdoor living and an ideal setting for al fresco dining. There is also a well-appointed walk-in pantry and a generous utility room, providing additional space for laundry appliances.



























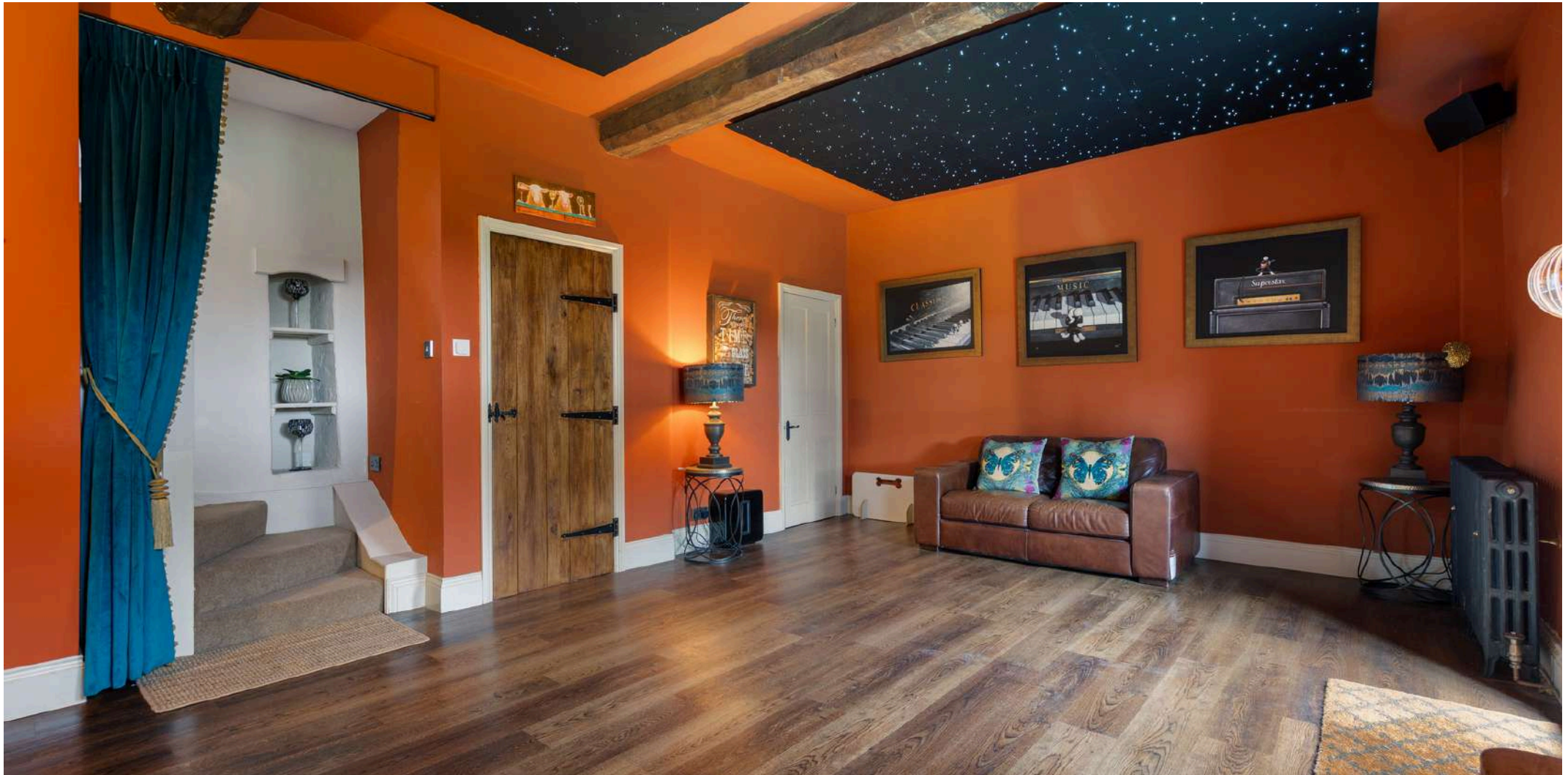






Coach House Ground Floor

Beyond the main living areas, the property offers superb leisure facilities within the Coach House, including a bespoke party room with cocktail bar, perfect for hosting, alongside a gym. The Coach House has its own entrance, while also offering internal access from the main house via the kitchen. Subject to the addition of a kitchenette, it could easily function as a fully self-contained two-bedroom annexe, ideal for multi-generational living or guest accommodation, offering excellent flexibility to suit a range of lifestyle needs.









Softtrak

Reebok



First Floor

In total, the property provides six bedrooms, with four located within the main house and two within the Coach House. The principal accommodation is accessed from the main entrance hall and comprises four generously proportioned bedrooms, including a luxurious principal suite with dressing room and elegant four-piece en-suite bathroom, and an impressive guest suite with en-suite shower room. Two further shower rooms serve the remaining bedrooms, ensuring a high level of convenience and comfort.



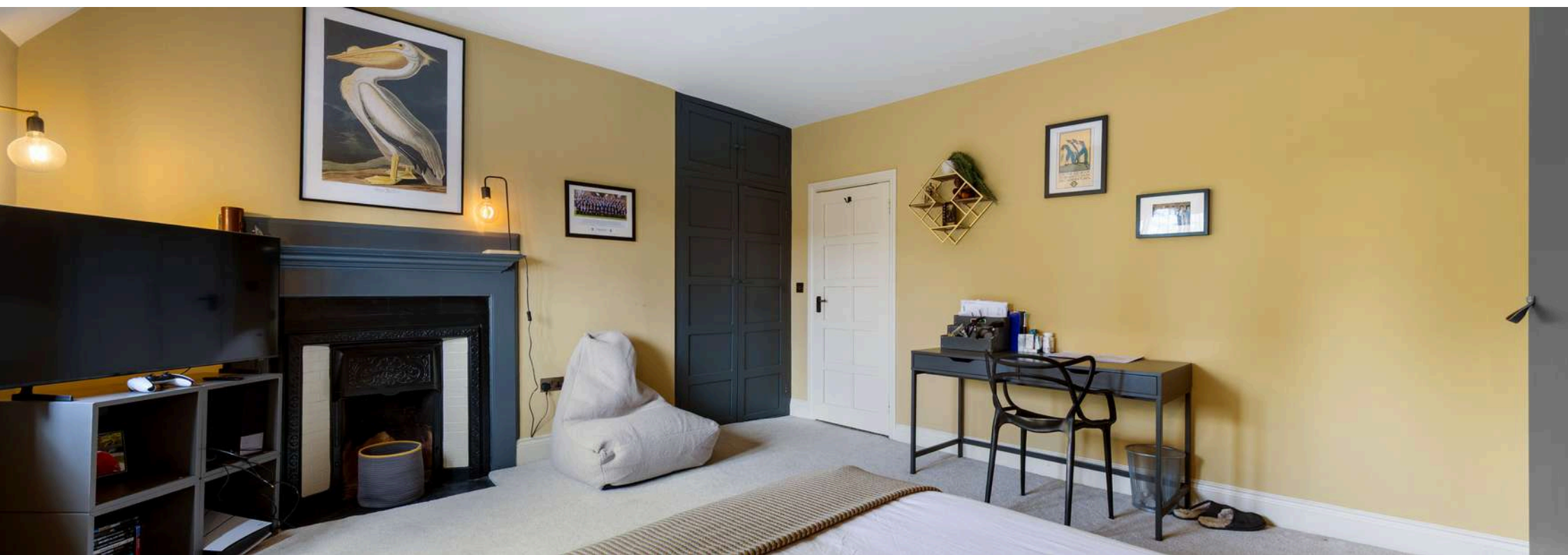


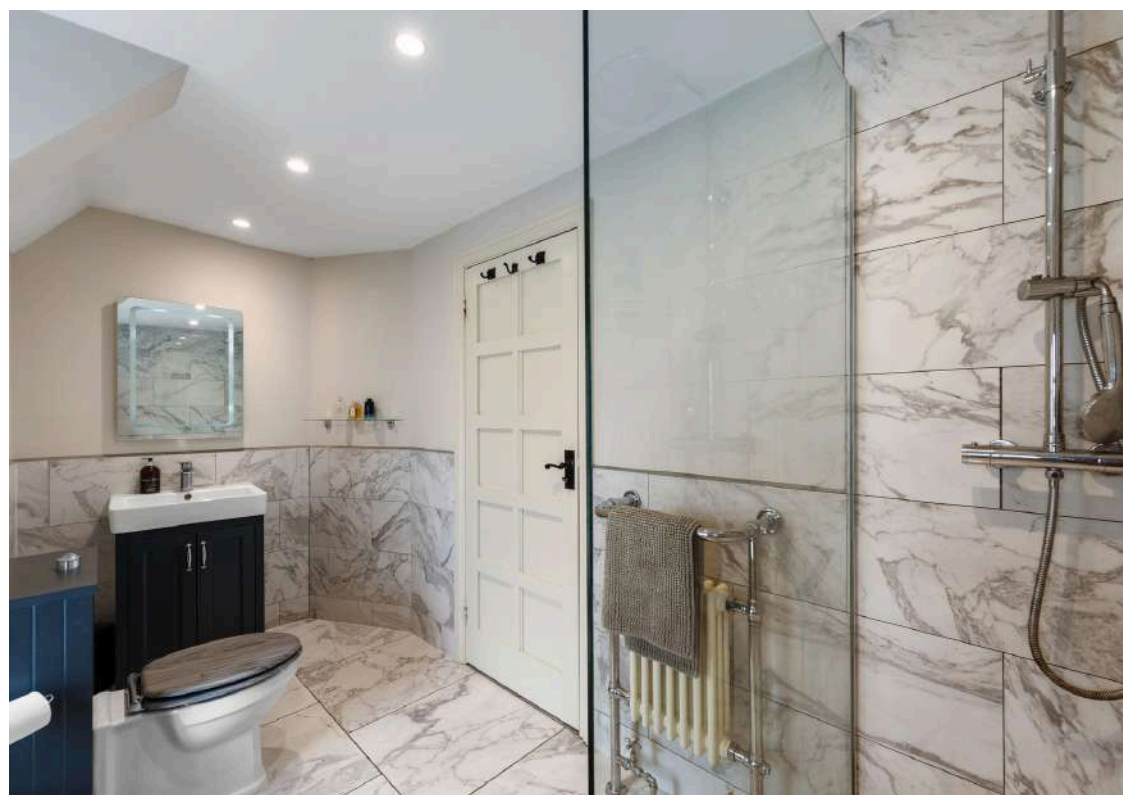












Coach House First Floor

The Coach House bedrooms are accessed via stairs from the cocktail room and comprise two well-proportioned double bedrooms, a stylish shower room and a spacious sitting room. This versatile accommodation is ideally suited to teenagers and guests.









Outside

Externally, the property is set within beautifully landscaped gardens and grounds extending to approximately 0.42 acres. The outdoor space is a particular highlight, featuring a heated swimming pool and generous terrace areas, ideal for al fresco dining and relaxation. A secure gated driveway provides ample parking for multiple vehicles, alongside a large carport, offering both convenience and privacy.





















Location

Deddington is a highly sought-after and well-served village, ideally positioned between the market town of Banbury and the historic city of Oxford. At its heart is a charming village square, home to a popular monthly market, alongside a selection of pubs, restaurants and everyday amenities including local shops, a dentist, hairdressers and a well-regarded primary school.

Further facilities can be found in nearby Banbury, Bicester and Chipping Norton, with Oxford and Milton Keynes offering more extensive shopping, cultural and leisure opportunities. The area is well connected, with access to the M40 at Junction 10 (Ardley) and Junction 11 (Banbury), providing convenient routes both north and south. Mainline rail services are available from Banbury, with routes to London Marylebone and Birmingham, while Bicester offers fast services to London Marylebone in approximately 42 minutes.

The area is well regarded for schooling, with The Warriner School in nearby Bloxham for secondary education, and a number of respected independent schools including Carrdus (Overthorpe), Winchester House (Brackley) and Beachborough (Westbury). There are also transport links to a range of Oxford schools, with further options including Tudor Hall, Bloxham School and Stowe.

Leisure opportunities in the area are excellent, with golf courses at Tadmarton Heath, Rye Hill and Kirtlington, motor racing at Silverstone, and horse racing at Towcester and Cheltenham. Cultural attractions include theatres in Oxford, Stratford-upon-Avon and Chipping Norton, while Soho Farmhouse is just a short drive away.

Extra Information

- Local ironstone under a part stone slate, part slate roof
- Broadband: High-speed fibre broadband available in the area; buyers are advised to check with the provider
- Mobile signal: 5G available, buyers are advised to check with their provider
- Home alarm included
- Mains gas, electricity, water and drainage
- Tenure: Freehold
- Local Authority: Cherwell District Council
- Located in a conservation area
- Council Tax Band: H
- EPC:TBC

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07881 272198

Website

For more information visit www.bydesignhomes.com



Ground Floor

Coach House



First Floor

First Floor Coach House



Pool House



Ground Floor (Including Coach House): 3047 sq ft, 283 sq m
 First Floor (Including Coach House): 2720 sq ft, 253 sq m
 Gross Internal Area Total: 5767 sq ft, 536 sq m

Pool House: 67 sq ft, 6 sq m
 Storage: 116 sq ft, 11 sq m
 Car Port: 384 sq ft, 36 sq m

OVERALL TOTALS: 6,334 sq ft, 588 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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National audience

local knowledge