



Eaton Road
Appleton

Carter Jonas

96 EATON ROAD APPLETON OX13 5JJ

4 double bedrooms
4 reception rooms
2 bathrooms
Garage & off street parking

DESCRIPTION

Originally dating back to the 1930's this detached house has been significantly extended and improved to create a lovely family home, yet retains much of its original character.

The ground floor has a welcoming entrance hall from which all rooms radiate. There are four reception rooms on the ground floor in addition to a refitted kitchen/breakfast room, utility and cloakroom. The sitting room has a lovely fireplace with fitted wood burner and French doors out to the rear garden; the family room has both a bay window and fireplace and the dining room also has a fireplace. The kitchen has been refitted with a stylish cream shaker style kitchen with wooden work surfaces and also has French doors leading to the garden. The first floor has four double bedrooms with an ensuite shower to the principal room and a family bathroom. Both the bathroom and ensuite have been refitted in recent years.

The overall plot extends to approximately 0.22 acres with a front garden providing a driveway with parking for a number of cars. The rear garden is wonderfully established with a patio area adjacent to the house, an expanse of lawn and a wealth of trees, plants, shrubs, two garden sheds and a greenhouse.

LOCATION

The house is located on the outskirts of the much sought-after village of Appleton. It is situated in walking distance of many of the village amenities including a village pub, community shop (open 7 days a week) which has been established for twenty years, village hall, playground and sports field, tennis and football clubs as well as the historic St Laurence church. Appleton Primary School is also very close.

A SIGNIFICANTLY EXTENDED AND UPDATED DETACHED HOUSE MEASURING OVER 2100 SQ FT, WITH WONDERFUL GARDENS AND COUNTRYSIDE VIEWS, SITUATED IN THIS FAVOURED VILLAGE APPROXIMATELY 6 MILES TO THE WEST OF OXFORD.



Appleton has excellent transport links with easy access to the A34, M4 and M40. It is only 12 miles from Didcot Parkway station which has a regular high-speed service to London Paddington in approximately 45 minutes. Oxford Parkway is 10 miles away with regular trains running to London Marylebone. The university city of Oxford lies just 6 miles away and provides superb amenities and world class entertainment, art and leisure facilities.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX13 5JJ

Tenure: Freehold

Services: All mains services connected

Council Tax: Band F

Broadband and mobile speed can be checked at checker.ofcom.org

Local authority: Vale of White Horse

EPC rating: C

NB. Under section 21 of the Estate Agents act 1979 we are obliged to inform prospective purchasers that the vendor is related to a partner at Carter Jonas.





Approximate Gross Internal Area 2131 sq ft - 198 sq m

Ground Floor Area 1288 sq ft – 120 sq m

First Floor Area 843 sq ft – 78 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(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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Offices throughout the UK



IMPORTANT INFORMATION

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