



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	78
EU Directive 2002/91/EC		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.