



Eaton Road
Appleton

Carter Jonas

62 EATON ROAD, APPLETON, OXFORDSHIRE OX13 5JJ

Entrance hall, sitting/dining room, kitchen/breakfast room with adjoining family room/study area, utility room, cloakroom, 5 bedrooms (1 en-suite), family bathroom. Integrated garage

DESCRIPTION

This attractive detached family home has been substantially extended and improved in recent years to create a well-balanced and inviting home. The ground floor has a welcoming entrance hall from which the principal rooms flow, offering a spacious and highly flexible layout that allows family members to enjoy both shared and more private areas. To the front of the house, the sitting and dining room is a generously proportioned space, while to the rear the kitchen and dining room, with a further family room or study area beyond, forms an excellent hub for everyday living and entertaining, enjoying direct access to the garden. A practical utility room is accessed from the kitchen, and a cloakroom completes the ground floor accommodation. The first floor provides five well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, together with a family bathroom. Bedrooms to the rear of the house enjoy a pleasant outlook across the garden.

OUTSIDE

To the front of the property, a gravel driveway provides ample parking in addition to the integrated garage. The rear garden is an attractive and private space that complements the house, featuring an expanse of lawn and a patio area adjoining the property. Positioned along the rear boundary, a garden studio, which would benefit from some updating internally, offers excellent versatility, ideal as a home office with the added benefit of its own kitchenette and shower room.

A STYLISH EXTENDED DETACHED FAMILY HOME OFFERING VERSATILE LIVING SPACE, A PRIVATE GARDEN WITH GARDEN STUDIO SET IN THE HEART OF THE VILLAGE



LOCATION

The house is located in the heart 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. Appleton has excellent transport links with easy access to the A34, M4 and M40. It is only 12 miles from Didcot Parkway Rail 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: Mains electricity, water and drainage are connected. oil fired central heating.

Gigaclear Broadband

Council Tax Band E

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

Local authority: Vale of White Horse



**Approximate Gross Internal Area 2039 sq ft - 189 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1242 sq ft - 115 sq m

First Floor Area 797 sq ft - 74 sq m

Outbuilding Area 176 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



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