



Main Road, Appleford, OX14 4PG

Offers Over £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Fully renovated and significantly extended by the current owners to an exceptionally high standard throughout is this beautiful three bedroom semi-detached home with statement kitchen-diner-family room, extensive driveway parking behind electric gates and a very large predominantly lawned garden.

With lovely countryside views to the front and finished to exacting standards, this unique home comprises accommodation of entrance hall, utility/boot room, cloakroom, small study area, lounge with cabinetry and fireplace with wood-burning stove, an exceptional open-plan kitchen-diner-family room with island and underfloor heating. On the first floor there is a stylish bathroom suite and three impressive bedrooms, all with fitted wardrobes; the master bedroom with modern en-suite shower room. To the front of the property electric gates lead to extensive driveway parking for multiple vehicles to the side. Finally, to the rear there is a particularly large garden offering a private aspect with an area of patio and two sheds. For the finish, layout, and garden to be fully appreciated – this property must be viewed.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile phone reception and data could be restricted with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent.





Key Features

- Completely renovated and significantly extended by the current owners
- Large private plot
- Three bedrooms
- Statement kitchen/diner/family room
- Two stylish bathrooms (one en-suite)
- Lovely countryside views to the front
- Lounge with wood-burning stove
- Extensive driveway parking for multiple vehicles
- Planning permission for a detached annex in the garden
- EPC Rating: C

The Location

Appleford is a small village on the river Thames with a village church and Appleford train station. Both Didcot & Abingdon are close by (each 4 miles approximately) offering comprehensive shopping and leisure facilities as well as Didcot Parkway train station which has direct train links to Oxford city centre and London Paddington (approximately 40 minutes).

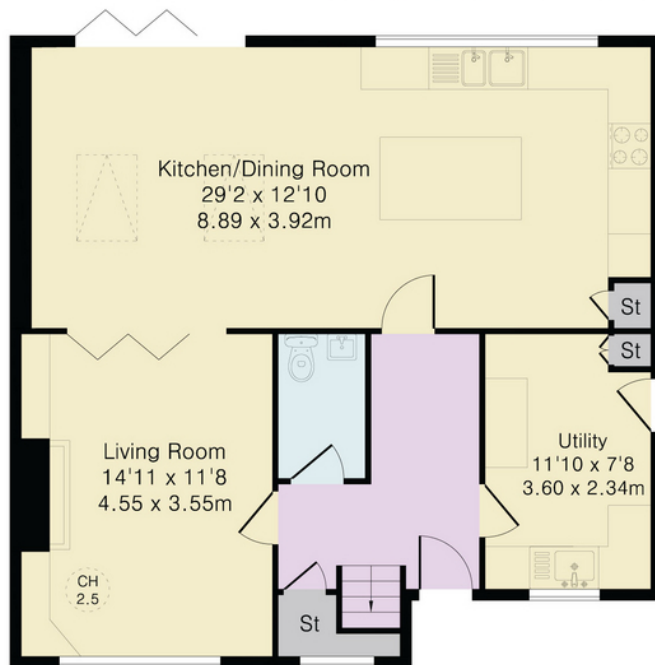


Thomas Merrifield and their clients give notice that:

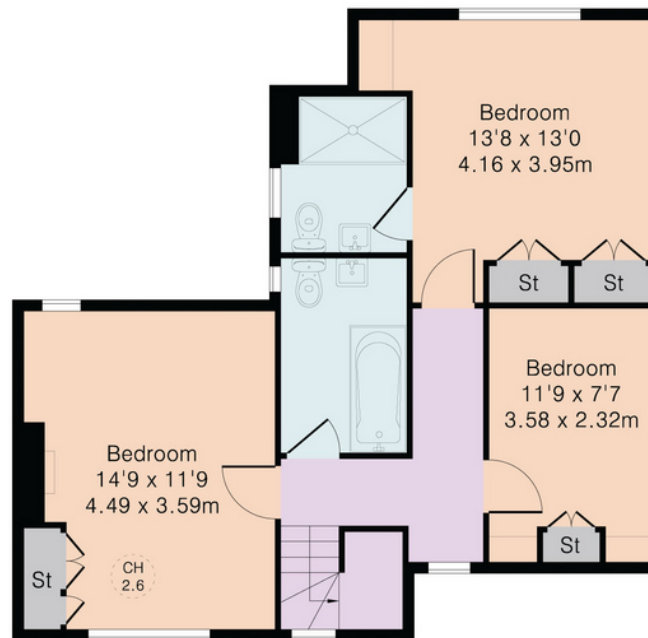
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1400 sq ft – 130 sq m
Ground Floor Area 787 sq ft – 73 sq m
First Floor Area 613 sq ft – 57 sq m



Ground Floor



First Floor

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