



THOMAS
MERRIFIELD
SALES LETTINGS

Oaklea House
Netherton Road, Appleton, OX13 5JZ

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A detached 4-5 bedroom house, extending to just under 3500 sqft, on a private lane in the popular and friendly village of Appleton. Set in 1-acre garden with adjoining field of over 8 acres

- Large entrance hall
- Double-aspect sitting room
- Kitchen/breakfast room with fitted appliances
- Sliding doors leading to the dining/sunroom
- Large master bedroom and en-suite
- Three further double bedrooms
- SW-facing garden planted with borders & fruit trees
- Multiple parking & double garage with electric doors
- Eco-friendly, with ground-source heat pump
- Council Tax Band: G, EPC Rating: B

Designed for the current owners by renowned local architects, Anderson Orr, and built in 2008 by W G Carter. This detached stylish home offers light and airy rooms with wonderful views over the garden and adjoining field.

Accommodation comprises hallway, sitting room with woodburning stove, large kitchen/breakfast room with Siemens appliances, including three ovens and two built-in fridges, utility room, dining/sunroom, family room, study, ground-floor shower room. Either study or family room could serve as a fifth bedroom. Interconnecting kitchen and dining rooms make ideal entertaining space.



Guide Price £1,825,000 Freehold



First floor: a large double master bedroom with dressing area and en-suite, a double-aspect guest bedroom with en-suite, two further double bedrooms (one currently used as a second study) and family bathroom.

There is generous storage throughout the property.

Heating via ground-source heat pump with underfloor heating downstairs and, on the first floor, hot air (which can be switched to cooling mode in summer).

Photovoltaic panels for electricity generation and payment via a FIT.

Connections to mains water, electricity (three-phase-supply) and sewage. Cat-5 cabling and central vacuum system.

The garden is laid mainly to lawn with attractively-planted borders of trees, shrubs and perennials. It includes fruit and ornamental trees, a kitchen garden, shed and greenhouse. In addition, there is a well-maintained hard tennis court.

Double garage, with two electric doors; this is double-skinned and therefore suitable for conversion to residential use (subject to planning). A part-boarded loft provides additional storage space.

The gravel drive has ample parking space for several cars.

The adjacent field is currently maintained by a local farmer under an informal arrangement and would be ideal for those with horses.

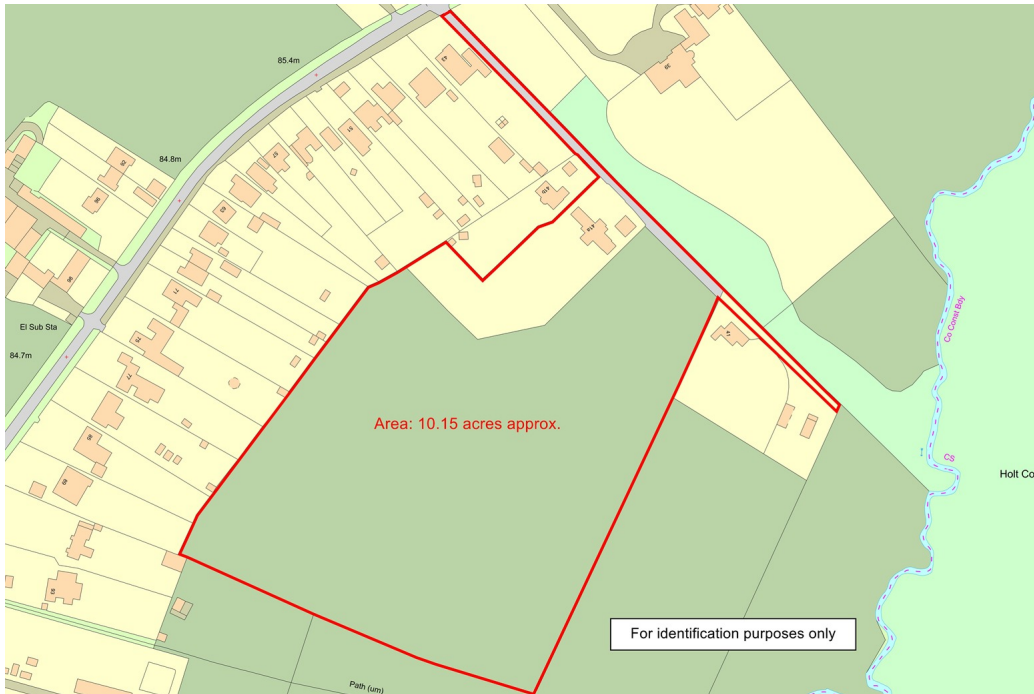


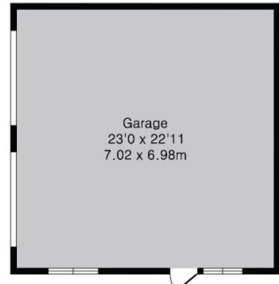


Appleton is conveniently located off the A420, about 8 miles from the Oxford ring road. The village features a highly-regarded primary school, a welcoming public house, an 11th-century church, sports club and a community shop/post office. Excellent transport links are available with stations at Didcot, Oxford and Oxford Parkway, offering fast trains to London. The village also has a bus service to Oxford in addition to school buses.

Ultrafast broadband is available and mobile coverage can be checked at ofcom.org.uk.







Garage



Ground Floor

Approximate Gross Internal Area 3944 sq ft - 367 sq m

Ground Floor Area 1947 sq ft – 181 sq m

First Floor Area 1470 sq ft – 137 sq m

Garage Area 527 sq ft – 49 sq m



First Floor



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HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000

e. oxford@thomasmerrifield.co.uk

w. thomasmerrifield.co.uk

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