



THOMAS
MERRIFIELD
SALES LETTINGS

The Beeches. Englands Lane,
Appleton, Abingdon, OX13 5JF

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A deceptively spacious property which could be further enlarged subject to the usual permissions. Situated in this popular lane in the heart of Appleton with a southerly aspect. No onward chain.

- Large entrance hall and cloakroom
- Kitchen/breakfast room with integrated appliances
- Sitting room with fireplace and patio doors
- Dining room with built in bookshelves
- Master bedroom with en-suite
- Gravel driveway leading to double garage
- South facing rear garden
- No onward chain
- EPC Rating: D
- Council Tax Band: F

The accommodation comprises, large entrance hall with stairs rising to the first floor and cloakroom, kitchen/breakfast room extensively fitted with a range of base and wall units and integrated Miele appliances to include, dishwasher, induction hob, extractor fan and oven. Sitting room with open fireplace and patio doors opening onto the garden and opening to, dining room with built in bookshelves with cupboards under, master bedroom with en-suite, guest bedroom with en-suite.

On the first floor, there is a large family room which leads to two further bedrooms and a family bathroom with natural limestone.

Guide Price £975,000 Freehold





Outside, gravel driveway leading to double garage with wooden shelving, there is side access leading to the private rear garden which benefits from a southerly aspect.

Please note: The property is connected to mains electricity, water and drainage. There is no mains gas in Appleton village. According to Ofcom, Standard and Ultrafast broadband is available and mobile voice and data coverage is good outdoor and in-home.

At the end of England's Lane there is a gate with public access. This leads to the manor estate pastures, with further access to the village woods, or into the grounds of St Lawrence church and into the village. The village wood is maintained and offers a trail map as you enter. The blue bell season there is spectacular.

Appleton is a thriving village circa 6½ miles west of central Oxford with a community village shop, well-regarded primary school, church, village hall, pub and a tennis club. There are numerous country walks, including to the River Thames, and a regular bus service to Oxford. Oxford and Oxford Parkway railway stations offer fast services (50 minutes) to London Paddington and Marylebone stations respectively.

Matthew Arnold state secondary school runs a bus route. Private schools also run bus routes.





Clubs, society and events compliment the typical school and parish life. The current owners love the privacy and seclusion while being in the centre of the village. The village shop is just a couple of minutes walk, so is great for essentials.

In addition to the school and church, there are many other clubs that make the village feel alive, like the historical society, and the group that tends the woods, social events at the village hall and the annual harvest festival.





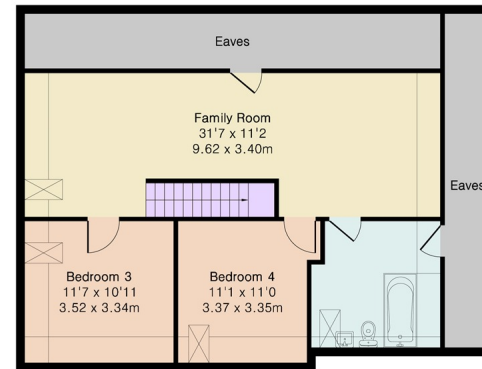
**Approximate Gross Internal Area 2687 sq ft - 250 sq m
(Including Garage)**

Ground Floor Area 1975 sq ft – 184 sq m

First Floor Area 712 sq ft – 66 sq m



Ground Floor



First Floor