



22 Town Furlong, Appleton OX13 5JW



22 Town Furlong

Appleton, Abingdon

Substantially extended and very spacious three bedroom family home, well situated in a pleasant cul-de-sac location within one of the areas most highly sought after villages complemented by large south west facing rear gardens leading onto an attractive treelined copse.

22 Town Furlong is well-situated towards the edge of the highly regarded Appleton Village. There is an extremely active community focused around the regarded St Lawrence Church primary school, the Plough public house and the award winning community shop run by volunteers from the village. The village also offers sports fields, tennis courts and river-side walks along the nearby Thames. There is a quick route onto the A420 leading to many important destinations north and south and useful distances include Abingdon (circa. 7.4 miles), Witney (circa. 10.7 miles) and Oxford city centre (circa. 8.7 miles).

Leave Abingdon town centre via the B4017 in the direction of Wootton. On entering the village of Wootton, turn left onto the Besselsleigh Road immediately before the Bystander public house. Continue for some way before turning left onto the A420 and after approximately one mile, turn right signposted Appleton. On entering the village, keep right at the crossroads and after a short way turn left onto Badswell Lane. Continue to the end before turning left onto Town Furlong where the property is found a short way down on the right hand side, clearly indicated by the for sale board.





Key Features

- Extended and very spacious front living room with central fireplace
- Spacious separate dining room with double glazed sliding patio doors leading to rear gardens and well equipped kitchen
- Good size main first floor double bedroom with en-suite shower room
- Large second bedroom offering attractive views over the rear gardens and treelined copse beyond
- Spacious third bedroom with large built-in wardrobe cupboards complemented by separate family bathroom
- PVC double glazed windows and oil fired radiator central heating
- Front gardens providing hard standing parking facilities
- Large enclosed south west facing rear gardens incorporating extensive lawn leading to large wooden garden store - the whole enclosed by trees shrubbery and fencing

Council Tax band: D Tenure: Freehold EPC: D












Town Furlong, OX13

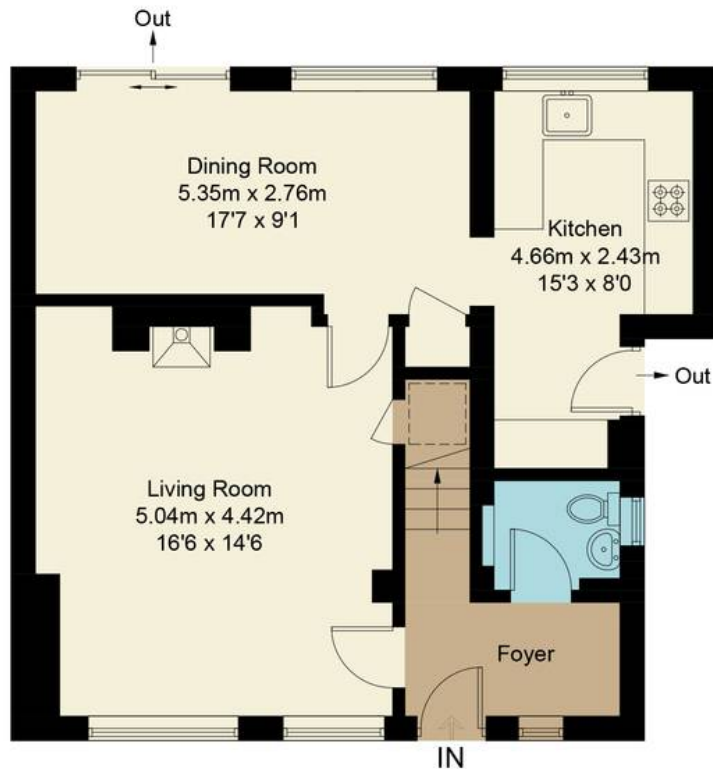
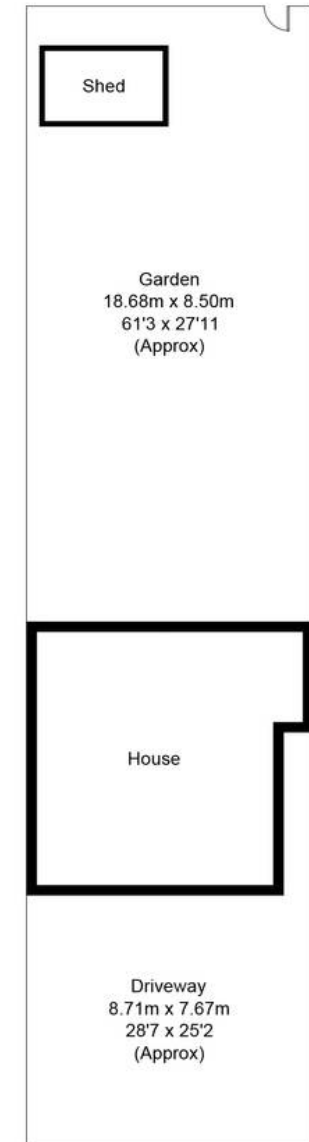
Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft
 Shed = 7.7 sq m / 83 sq ft
 Total = 111.5 sq m / 1200 sq ft



 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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