



THOMAS
MERRIFIELD
SALES LETTINGS

62 Eaton Road,
Appleton, Abingdon, OX13 5JJ

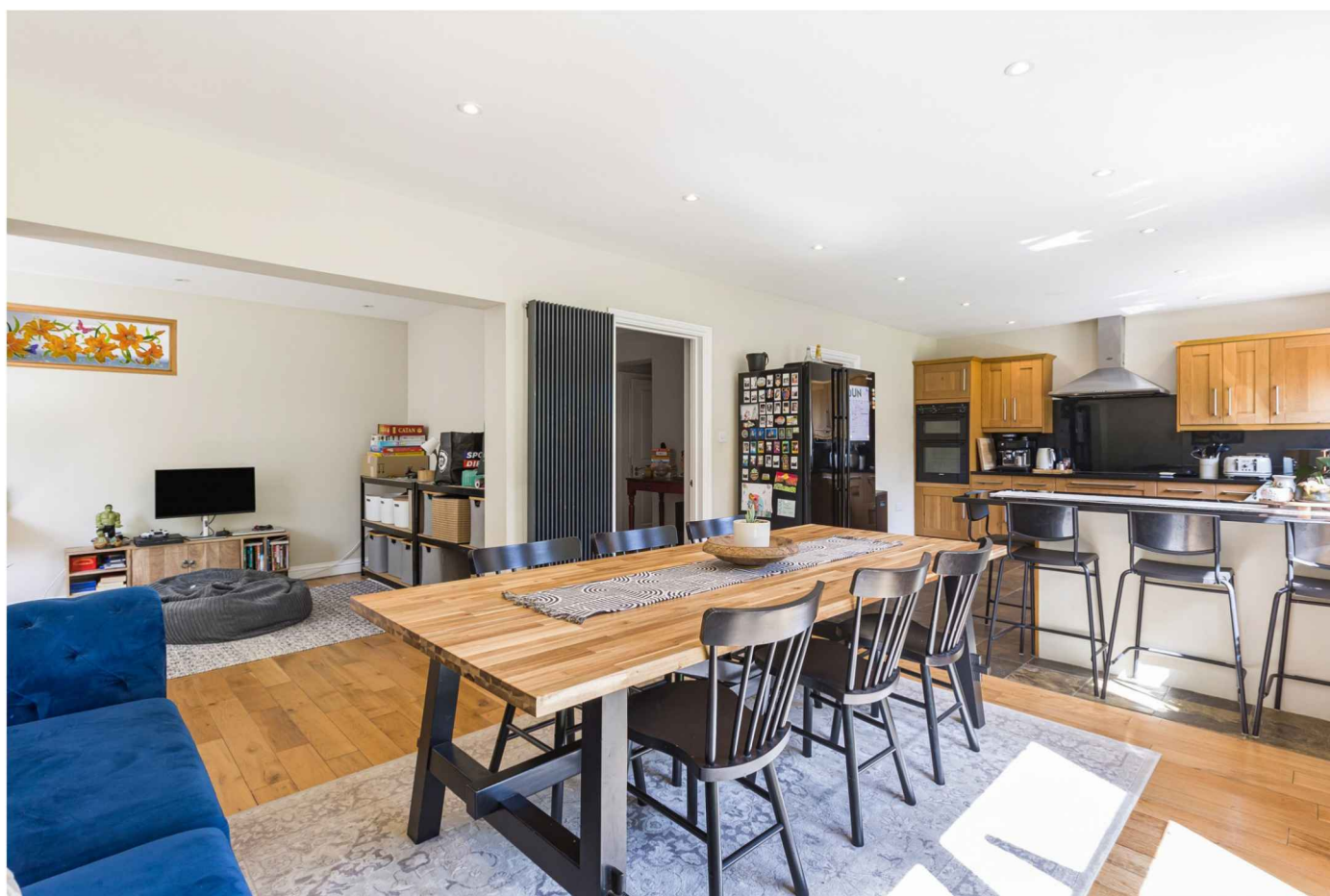
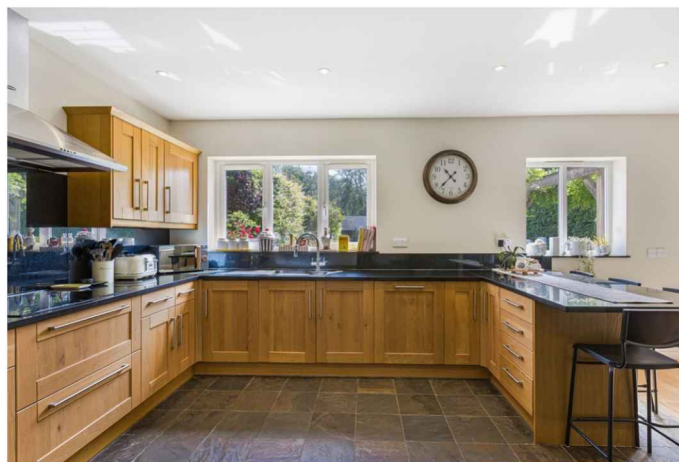
62 Eaton Road, Appleton, Abingdon, OX13 5JJ

A spacious five-bedroom detached house with separate studio/home office and a generous rear garden. No onward chain.

- Sitting room
- Large kitchen/dining room and utility
- Family room or study area
- Principal bedroom with en-suite shower room
- Four further bedrooms and a family bathroom
- Driveway and integrated garage
- Large rear garden with patio area
- Detached garden studio
- Council Tax Band: E
- EPC Rating: C

This detached family home has been extended and improved in recent years to provide spacious and versatile accommodation. The ground floor comprises an entrance hall, sitting room, dining room, and a large kitchen/dining room which opens into a family room or study area, creating an excellent space for everyday family life and entertaining. The kitchen also provides access to a utility room, and there is a cloakroom on the ground floor. On the first floor are five bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom. Bedrooms at the rear of the property enjoy views over the garden. For those seeking larger bedrooms 3 and 5 could be combined to make a large bedroom with en-suite. To the front, a gravel driveway provides ample off-road parking and leads to the integrated garage. The rear garden is private and mainly laid to lawn with a patio adjoining the house. A detached garden studio is situated at the end of the garden and offers potential for a variety of uses, a home office, studio or guest accommodation. The studio includes a kitchenette and shower

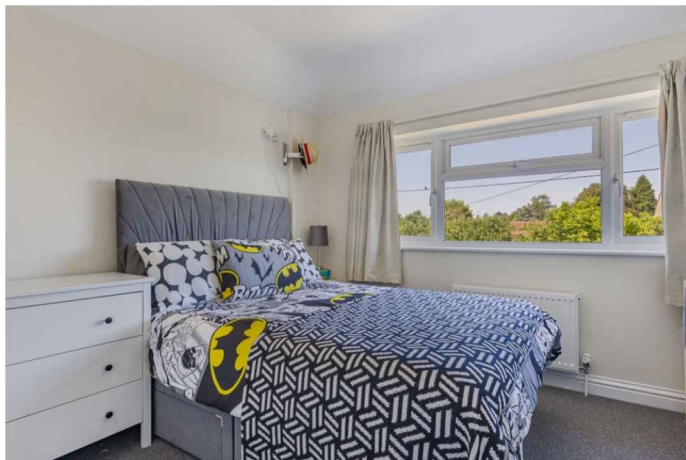
Guide Price £950,000 Freehold





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.

Please note: The property is connected to mains electricity, water and drainage. There is no mains gas in Appleton and central heating is oil-fired. According to Ofcom, Standard and Ultrafast broadband is available, mobile voice and data signals are good outdoors and variable in-home.



**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 226 sq ft – 21 sq m

