



1 School Lane, Appleford OX14 4NY

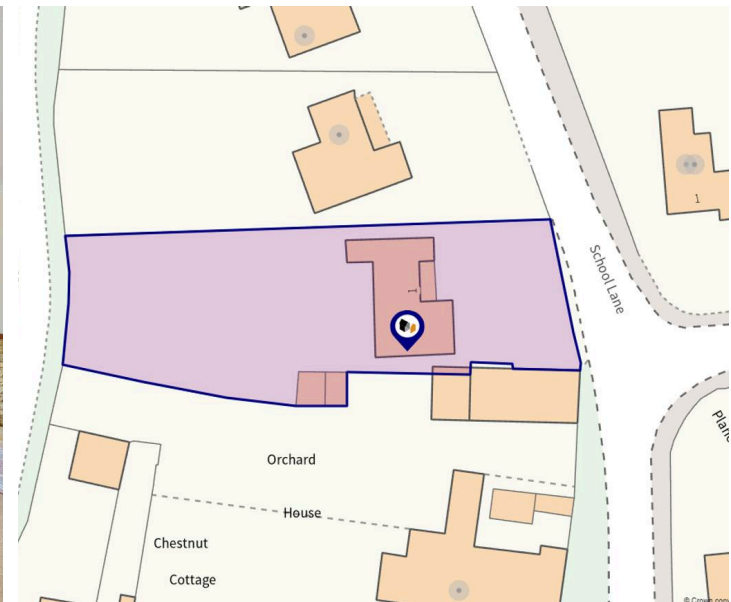
1 School Lane

Impressive and very spacious four bedroom detached family home, complemented by large and attractive west facing gardens extending to a quarter of an acre, affording good degrees of privacy before leading onto a tree-lined copse.

1 school lane Appleford forms part of the small select development consisting of only detached houses with good sized gardens providing a very pleasant overall setting combined with easy pedestrian access to local facilities, including the nearby railway station, village hall, church, and numerous beautiful country walks through fields and along the River Thames. Families can also benefit from being in the catchment area of the Europa School at Culham (primary and secondary) and primary schools in Long Wittenham and Sutton Courtenay. The village of Sutton Courtenay also boasts an excellent range of overall amenities. The property is well-placed for Abingdon town (circa. 3 miles), Oxford (circa. 8 miles), Wantage (circa. 9 miles) and Wallingford (circa. 9 miles). There is access to the M40 at junctions 8 or 9 and the M4 junction 13 at Newbury. Didcot mainline railway station provides a direct line to London, Paddington for commuters.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Council Tax Band: F Tenure: Freehold EPC: D





Key Features

- Spacious enclosed entrance porch leading to entrance hall with cloakroom
- Double aspect dining room which adjoins the spacious, well equipped double aspect kitchen/breakfast room
- Impressive and spacious L-shaped double aspect living room featuring an attractive stone fireplace and sliding patio doors opening onto the large rear gardens
- Large main double bedroom with built-in wardrobe cupboards, en-suite facilities and attractive views
- Three further spacious bedrooms complemented by family bathroom with fitted white suite
- uPVC double glazed windows and mains gas radiator central heating
- Generous front gardens providing parking facilities for numerous vehicles leading to the garage and generous boot room/utility room situated to the rear
- Extensive and beautifully presented southerly facing gardens extending to approximately 0.25 of an acre, enclosed by mature trees, shrubbery and fencing affording an excellent degree of privacy
- These gardens incorporate a patio, an extensive lawn bordered by mature shrubs and planting, leading to a further enclosed section of garden now home to a variety of productive fruit trees
- Two useful brick built outbuildings offering versatile uses and the property offers excellent potential to be substantially extended - subject to the usual planning consents









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AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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School Lane, OX14

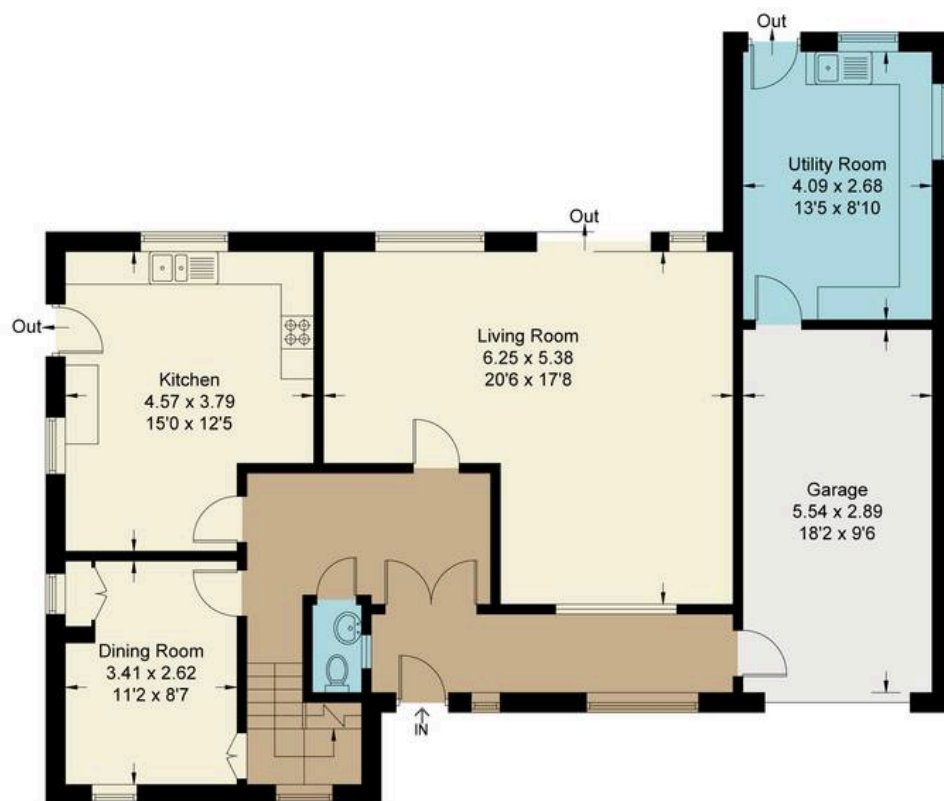
Approximate Gross Internal Area = 145.60 sq m / 1567 sq ft

Store = 24.10 sq m / 259 sq ft

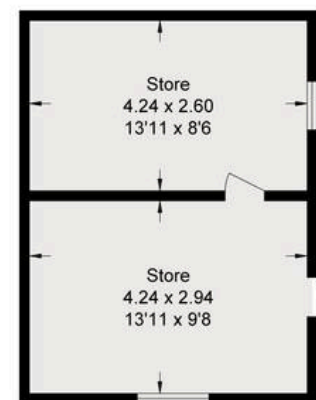
Garage = 16.0 sq m / 172 sq ft

Total = 185.70 sq m / 1998 sq ft

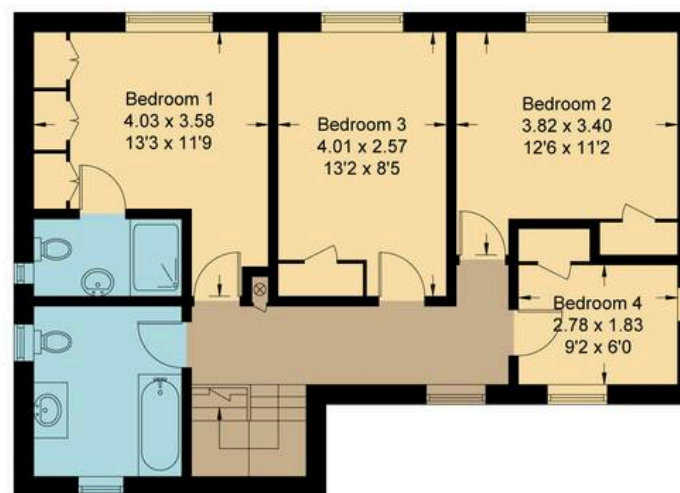
For identification only - Not to scale



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk