

School Lane, Appleford, OX14 4NY

£625,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS





The Property

A substantial five-bedroom detached family home occupying a generous plot of approximately one-fifth of an acre, situated in the sought-after village of Appleford.

The property enjoys an attractive approach, with an ample gravel driveway providing excellent off-road parking and a five-bar timber gate frontage. The driveway leads to a single garage, offering useful additional storage and parking facilities.

Internally, the property offers 1929sq ft which includes a porch, spacious entrance hall, three reception rooms, W/C and a kitchen/breakfast all to the ground floor with the first floor accommodation offering five well proportioned bedrooms and a family bathroom.

The property benefits from a large UPVC, brick-based conservatory extending across a large portion of the rear of the house, providing an impressive additional reception space with views access towards the garden. The accommodation offers considerable scope for expansion and modification, to further compliment modern family living.





The generous rear garden provides a good degree of privacy and includes a substantial workshop, ideal for those requiring dedicated space for hobbies, storage, or home working. There is also an array of mature shrubbery and fruit trees lining the borders.

Set on a plot of approximately 0.2 acres, this sizeable detached property offers a combination of generous accommodation, excellent parking, useful outbuildings and a substantial garden, making it an appealing family home in the village of Appleford.







Key Features

- Five bedroom detached family house
- Approximately one-fifth of an acre plot with ample off street driveway parking and private rear garden
- Situated along a private residential road
- Within a short walking distance of Appleford train station
- Gas central heating and UPVC double glazing
- Pretty Wysteria covered frontage
- Extensive scope
- Council Tax Band: F
- EPC Rating: C







The Location

Appleford is a small village on the river Thames with a village church and Appleford train station. Both Didcot & Abingdon are close by (each 4 miles approximately) offering comprehensive shopping and leisure facilities as well as Didcot Parkway train station which has direct train links to Oxford city centre and London Paddington (approximately 40 minutes).

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low/unlikely risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. The property is positioned along a private resident road.

Approximate Gross Internal Area 1929 sq ft - 179 sq m (Including Garage)

Ground Floor Area 1206 sq ft – 112 sq m

First Floor Area 723 sq ft – 67 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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