



120 Netherton Road, Appleton OX13 5LA



120 Netherton Road

Impressive and highly individual family home offering 2,000 sq ft of exceptionally flexible accommodation arranged over three floors, complemented by large and beautifully presented gardens, situated in this highly sought after semi rural location, surrounded by beautiful open countryside, sold with no ongoing chain.

120 Netherton Road is situated in a delightful semi-rural location on the edge of one of the areas most sought after villages. The village offers an extremely active community focused around the regarded St Lawrence Church primary school, the Plough public house and the award winning community shop which is run by volunteers from the village. The village also offers sports fields, tennis courts and river-side walks along the nearby river 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).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall featuring engineered Oakwood flooring, double aspect sitting room with attractive fireplace with inset Woodwarm Firebright cast iron log burning stove
- A flexible study/alternative reception room, providing access to the cloakroom and the large integral double garage
- Substantially extended open plan kitchen/dining room offering an excellent selection of floor and wall units open plan to a light and airy seating area with vaulted ceiling
- Large main double bedroom with built in wardrobe cupboards and wash hand basin. Second double bedroom, with a stylish four-piece family bathroom featuring modern white suite including bath and separate shower cubicle
- Further staircase rising to impressive top floor double bedroom complemented by a spacious landing which could readily accommodate a useful study space
- Secondary staircase providing access to a large double aspect study (which could easily be adapted to create a fifth double bedroom) together with a further double bedroom benefiting from an en-suite shower room
- Substantial roof space above which offers excellent potential for further conversion subject to necessary consents. This would mirror the existing loft conversion.
- Generous front gardens provide extensive hard standing parking facilities for several vehicles leading to the large integral double garage incorporating a useful utility
- Magnificent rear gardens, these are a particular feature, with the total plot extending to approximately. 0.19 of an acre. Incorporating a patio terrace, extensive lawns, flower and shrub borders.











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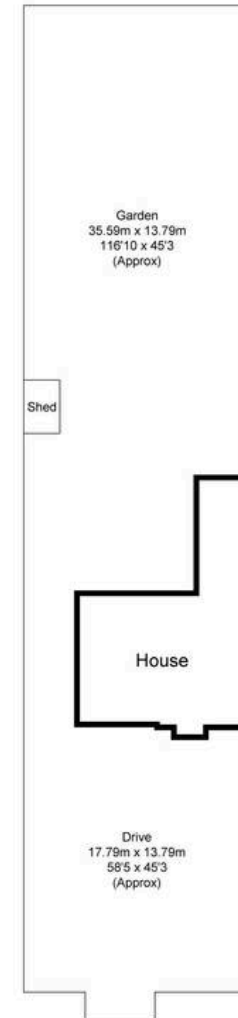
Netherton Road, OX3

Approximate Gross Internal Area = 186.80 sq m / 2011 sq ft

Garage = 23.50 sq m / 253 sq ft

Total = 210.30 sq m / 2264 sq ft

For identification only - Not to scale



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