



5 Appleford Road, Sutton Courtenay OX14 4NQ

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5 Appleford Road,

Substantially extended six bedroom (four bedrooms with en-suites and two further bathrooms) detached chalet style family home offering 2,500sq ft of very flexible accommodation over two floors, situated in a desirable non-estate location towards the edge of this highly sought after village complemented by large mature gardens of over 0.3 of an acre, siding onto open farmland, offering good degrees of privacy.

Location

Appleford Road is situated in a delightful non-estate location towards the edge of this attractive Thames-side village which offers a good variety of shops, including a general store, post office, newsagents, several public houses, excellent schooling, church and garage. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns including Didcot, which provides a mainline station with a direct line to London Paddington for commuters. Useful distances include Wallingford (circa. 10 miles), Didcot (circa. 4 miles), Wantage (circa. 8 miles), Oxford (circa. 9 miles), there is also access to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

Directions

Leave Abingdon town centre via Bridge Street and continue towards Culham village. Turn right signposted Sutton Courtenay, immediately before the Waggon and Horses public house. Proceed over the bridge and at the 'T' junction turn left onto the Appleford Road, where the property's found a short way down on the left hand side clearly indicated by the For Sale board.



- Entrance hall leading to three/four spacious bedrooms (one also used as a study) - three bedrooms with en-suite facilities and one interlinked with another bedroom and further ground floor bathroom
- Spacious separate dining room with double doors leading to large triple aspect living room with large brick fireplace and inset cast iron log burning stove
- Good size and well equipped kitchen/breakfast room complemented by separate double aspect utility room
- Four first floor bedrooms - one bedroom with en-suite facilities and further bathroom
- Double glazed windows and mains gas radiator central heating
- Outside are large mature and attractive gardens extending to 0.3 of an acre which to the front provide parking facilities for many vehicles (space to build large detached garage if required)
- To the rear there is large patio, an extensive lawn, several garden stores - the whole enclosed by mature trees, shrubbery and fencing before leading onto open countryside and offers high degrees of privacy

7  bedrooms

2  receptions

6  bathrooms

Council tax band F

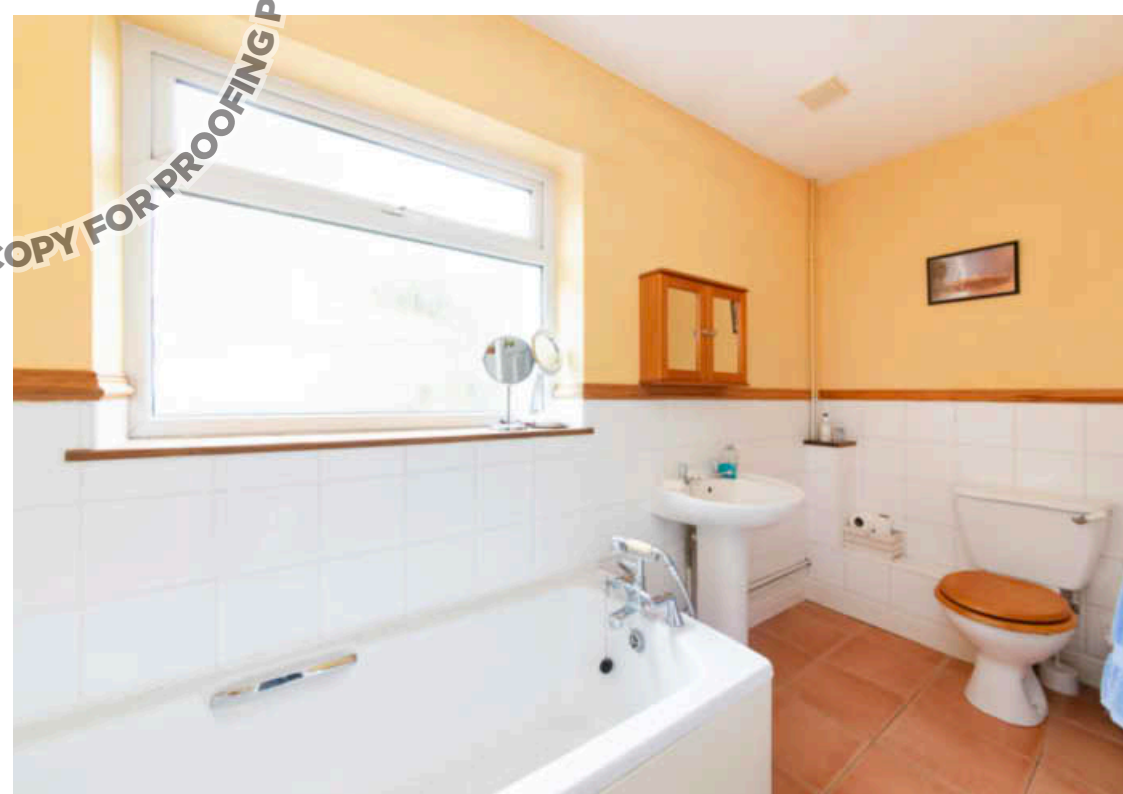
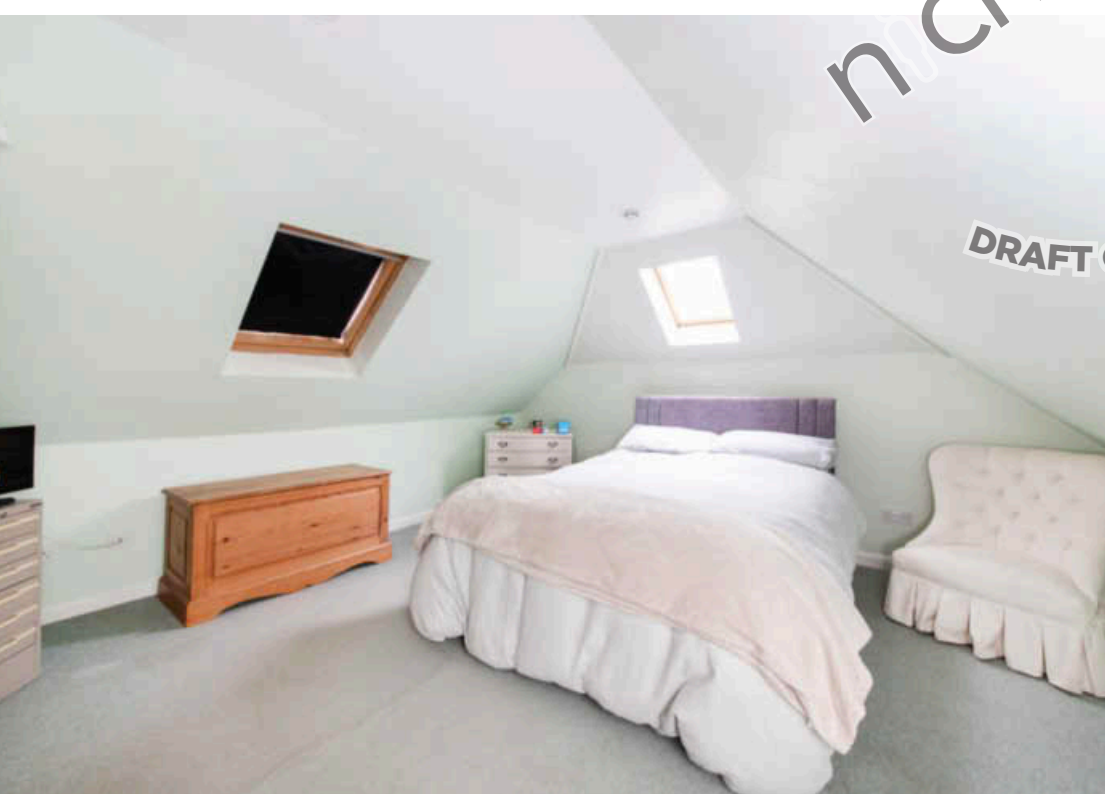
Tenure Freehold

EPC rating D



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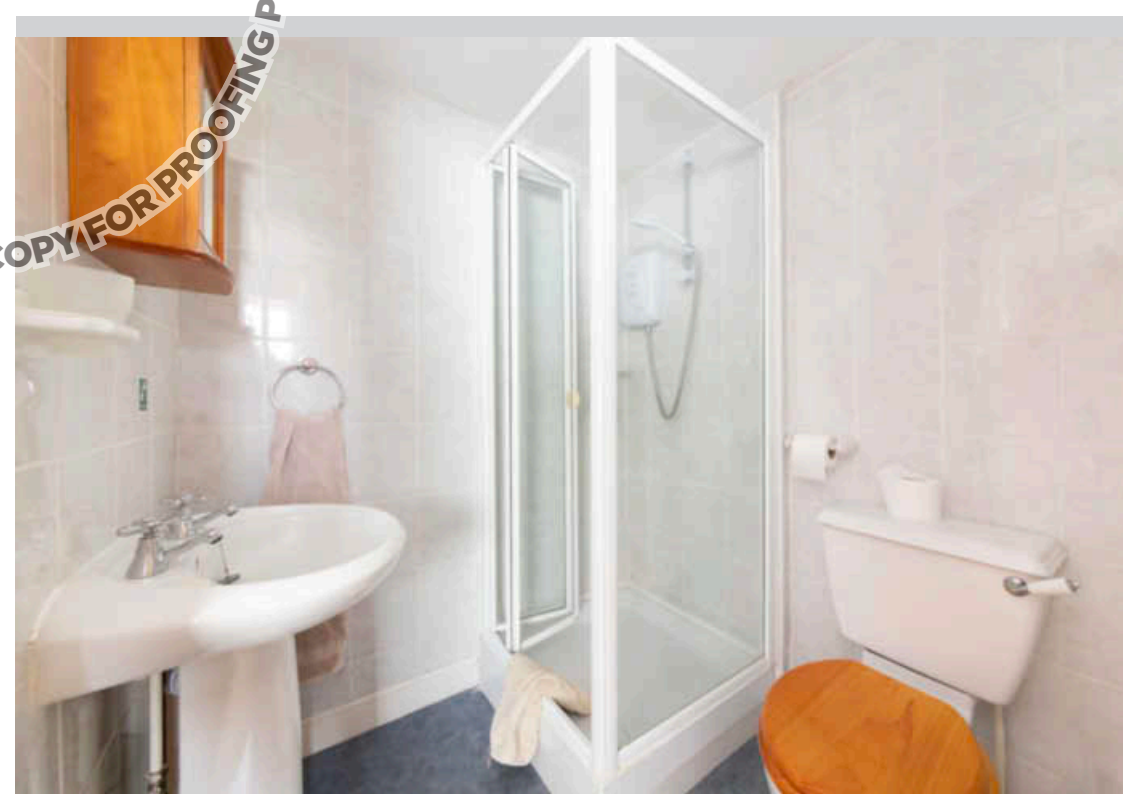
Large triple aspect living room with large brick fireplace and inset cast iron log burning stove



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Large mature and attractive gardens extending to 0.3 of an acre the whole enclosed by mature trees, shrubbery and fencing before leading onto open countryside





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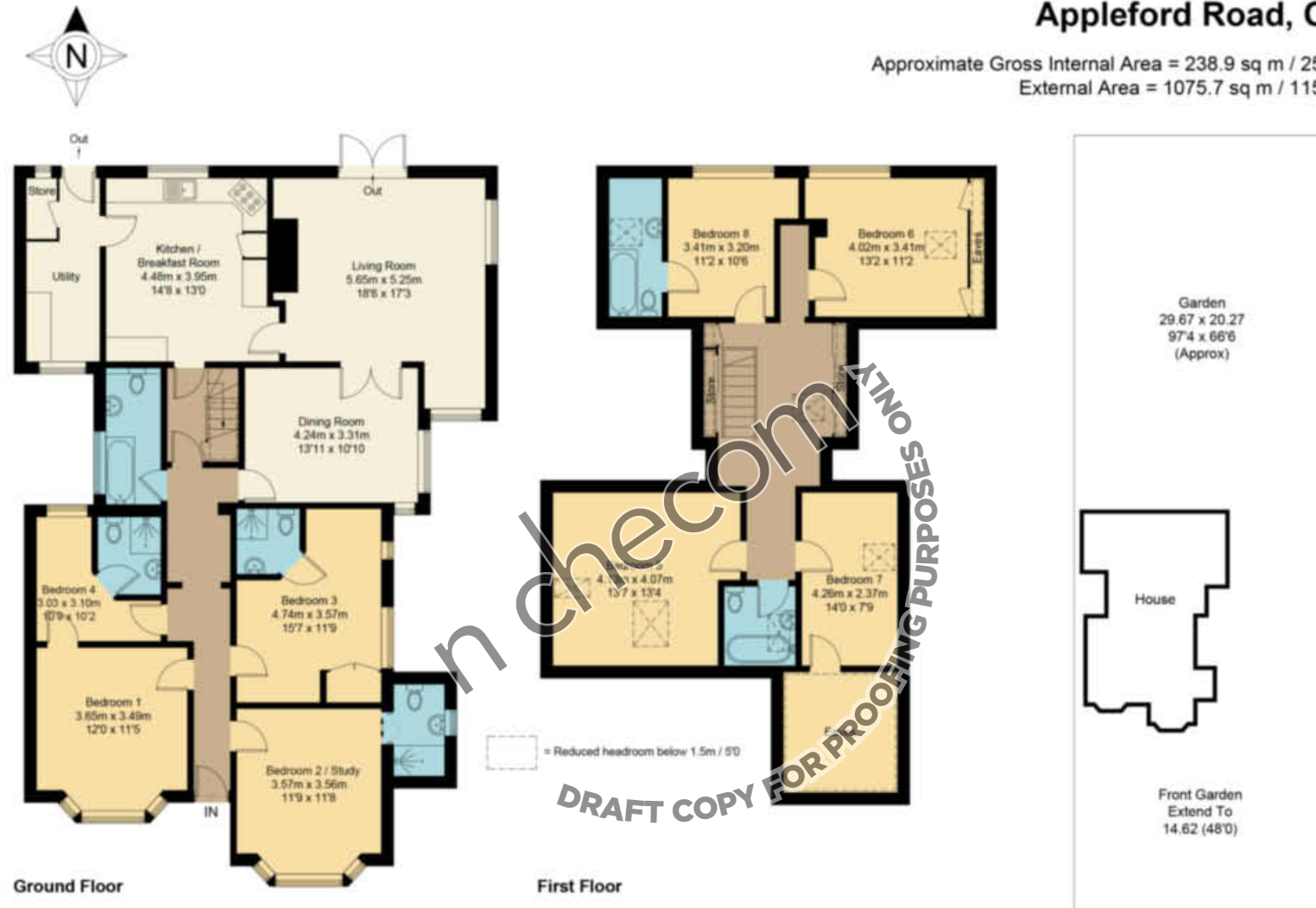
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Approximate Gross Internal Area = 238.9 sq m / 2571 sq ft
 External Area = 1075.7 sq m / 11579 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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