



Encanto, Millway Lane, Appleton OX13 5LB

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Encanto, Appleford OX13

A wonderfully and discreetly positioned detached bungalow well situated at the top of a private lane in this most sought after Oxfordshire village. Superbly presented accommodation with detached garage all on a plot c0.13 of an acre.

Location

Encanto is situated in a delightful semi-rural location leading onto beautiful woodland and open countryside. The property is located approximately 1 mile from the highly sought after village of Appleton which offers an extremely active community focused around the Appleton Church of England primary school 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).

Directions what3words – splendid.warp.investors

Proceed out of Abingdon towards the A338. Towards the A420, from the A420 turn right onto Oaksmere, left into Nethererton Road, then turn right onto Millway Lane where the property can be found on the right hand side.



- Welcoming entrance hall
- Two good size double bedrooms both overlooking the rear gardens
- Well fitted kitchen with a separate dining room
- Generous family bathroom with walk in shower and separate bath
- Stunning wonderfully light reception room with glazed doors looking out onto the mature front gardens and countryside beyond
- Ample driveway parking with a detached single garage and multiple external stores
- Mature well screened sizable front gardens plus large extremely private rear gardens

2  bedrooms

2  receptions

1  bathrooms

Council tax band E

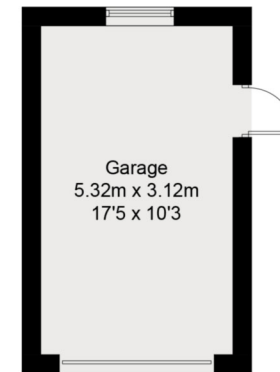
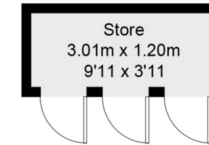
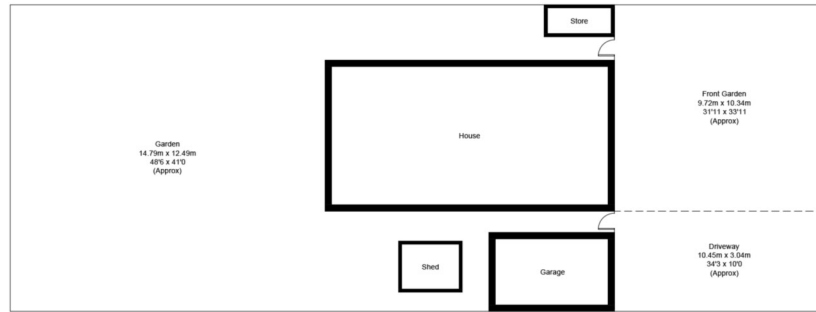
Tenure Freehold

EPC rating E

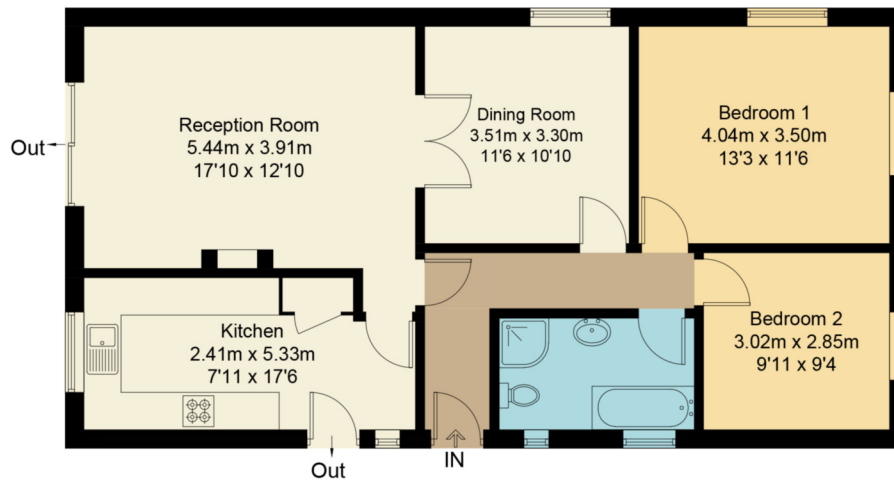


Encanto, OX13

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 101.9 sq m / 1097 sq ft
Shed = 5.7 sq m / 61 sq ft
Store = 3.6 sq m / 39 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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