



Appleton, Oxfordshire

Carter Jonas



## THE ORCHARD, 73 EATON ROAD, APPLETON, OXFORDSHIRE OX13 5JJ

5 bedrooms, bathroom & shower room  
2 reception rooms  
Kitchen/breakfast room  
Garden c.0.5 acres  
Garage & garden stores

### SITUATION AND LOCATION

Appleton is known for its strong community spirit and excellent amenities. These include a popular village pub, an award-winning community shop (open daily), a village hall, sports field, tennis and football clubs, and the historic St Laurence Church. The village also benefits from the Ofsted-rated "Outstanding" Appleton Primary School and access to scenic countryside walks, including Besselsleigh Woods and riverside paths along the Thames. Nearby Abingdon and Witney offer a wider range of shopping and leisure facilities, while Oxford provides an exceptional selection of cultural, educational, and retail amenities. The property is well placed for the Oxford and Abingdon schools along with nearby St Hugh's and Cokethorpe schools. The village enjoys excellent transport links via the A420 and A34, with fast rail services to London from Oxford and Didcot Parkway.

### DESCRIPTION

Set within beautifully landscaped gardens of approximately 0.5 acres, this attractive 1950s property has been thoughtfully extended in more recent years, to twice its original size, to create spacious and adaptable living ideal for modern family life. Set back from the road and centrally positioned within its generous plot, the house is surrounded by mature gardens and offers excellent potential for further extension or loft conversion (subject to the necessary consents).

#### Accommodation

The ground floor features a spacious and welcoming entrance hall from which all principal rooms radiate. There are two reception rooms: a front-facing sitting room with a charming, boxed bay window, and a dining room with

## DETACHED FAMILY HOME SET IN BEAUTIFULLY ESTABLISHED GARDENS AMOUNTING TO 0.5 ACRES CONVENIENTLY LOCATED IN THIS HIGHLY SOUGHT AFTER VILLAGE











garden access and a wood-burning stove. The kitchen/breakfast room is fitted with a range of units and enjoys views over both the front and rear gardens. A utility room, boot room, and cloakroom complete the ground floor.

Upstairs, there are three double bedrooms and two single bedrooms (one currently used as a study), along with a family bathroom and a separate shower room.

The property is further enhanced by the recent addition of solar panels and a modern heat pump, offering increased energy efficiency and sustainability.

### OUTSIDE

The landscaped gardens provide a most attractive setting featuring expansive lawns, mature trees, vibrant flower borders, a thriving vegetable garden, and an array of fruit trees that add seasonal colour and interest.

To the rear, a covered decking area offers a delightful space to relax and take in the surroundings, perfect for alfresco dining or a quiet morning coffee. The property is accessed via a generous driveway, providing ample parking for multiple vehicles. Additional amenities include garden stores and a single garage.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444



Services: mains electricity, water & drainage.  
Tenure Freehold  
Local Authority: Vale of White Horse District Council  
Council Tax Band F  
According to Ofcom, Ultrafast broadband is available.  
Mobile coverage is likely outdoor but limited indoor on some networks.







**Approximate Gross Internal Area 1881 sq ft - 175 sq m  
(Excluding Garage)**

Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 934 sq ft – 87 sq m

Garage Area 212 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



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