



Eaton Road
Appleton

Carter Jonas

89 EATON ROAD, APPLETON, OXFORDSHIRE OX13 5 JJ

Sitting room, Kitchen/breakfast room, Utility room,
Cloakroom, 3 bedrooms, shower room.

DESCRIPTION

This charming cottage successfully combines character and modern comfort in an enviable village setting. Amenities include a community-run village shop, popular public house and well-regarded primary school, while numerous nearby footpaths provide access to the surrounding countryside, including Besselsleigh Wood, a community woodland extending to more than 10 hectares offering the perfect balance of village living, while remaining just a few miles from Oxford and its extensive amenities.

The well-presented accommodation comprises a sitting room with fireplace, a kitchen/breakfast room, a utility/boot room with adjoining cloakroom, three bedrooms, two doubles, both featuring attractive period fireplaces, and a single bedroom, as well as a modern shower room.

Planning permission has been granted for a two-storey extension, designed to create a larger kitchen/breakfast room on the ground floor and transform the existing single bedroom into a spacious principal bedroom with en-suite facilities on the first floor.

OUTSIDE

Outside, the property benefits from a fenced front garden laid mainly to lawn, together with a parking area. To the rear, a patio adjoins the house and leads to a further lawned garden with additional parking. Please note there is a right of access to the neighbouring property between the patio and lawn area. The rear garden also offers potential for a garden studio or annexe, annexe (with electricity and water already laid), subject to any necessary consents, providing an opportunity for additional accommodation or home-working space.

A RECENTLY RENOVATED END-OF-TERRACE HOME WITH PLANNING PERMISSION TO EXTEND, IDEALLY SITUATED WITHIN THIS POPULAR VILLAGE, WITH SHOP, PRIMARY SCHOOL, PUB AND COUNTRYSIDE WALKS, WHILE REMAINING WITHIN EASY REACH OF OXFORD



SITUATION

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.

ADDITIONAL INFORMATION

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

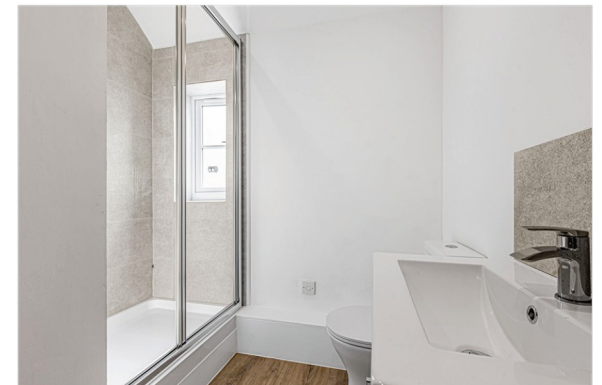
Directions: OX13 5JJ

Services: mains electricity, water & drainage. Air source heat pump

Tenure Freehold

Local Authority: Vale of White Horse District Council
Council Tax Band C

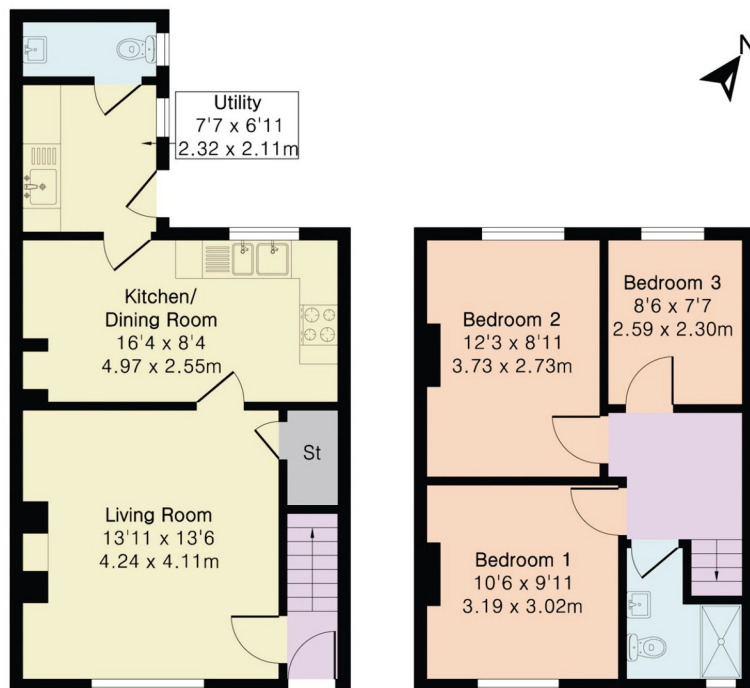
According to Ofcom, Ultrafast broadband is available.
Mobile coverage is good outdoor.



Approximate Gross Internal Area 818 sq ft - 76 sq m

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 370 sq ft – 34 sq m



Ground Floor

First Floor



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		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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