

28 Eaton Road

Appleton, Abingdon



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A well-presented and fantastically spacious five-bedroom family home with indoor swimming pool and annexe potential in the charming and well-connected village of Appleton.

The modern home has been extended and updated in recent years and benefits from plenty of space, inside and out, well suited to family life – it is situated next to the popular village primary school.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE & INDOOR POOL



GARDEN



FREEHOLD



VILLAGE



2,843 SQ FT



**GUIDE PRICE
£1,250,000**



The property

The detached house was originally constructed in the 1960s and later extended and improved to make a contemporary home with country-inspired charm. The house is enveloped by attractive wraparound gardens and has the added benefit of a detached leisure wing which houses the indoor swimming pool, a huge bonus in this central village position.

Visitors are welcomed into a light and inviting reception hall leading to a spacious sitting room, a separate dining room with wood-burning stove and a warm and well-appointed kitchen and breakfast room, which features handsome inky blue cabinetry around a central island and breakfast bar, increasing the work surface space. The country feel is contributed to by the range stove and the matching wooden surfaces and floors. On the north side of the house there is a useful space which currently serves as an annexe, including a shower room, living room/kitchen and a first floor bedroom, or could be easily incorporated back into the main house – perfect for multigenerational living. Upstairs the four double bedrooms are well proportioned and each has its own individual style. The principal bedroom features built-in wardrobes and an en suite bath/shower room, and there is a further family bathroom.



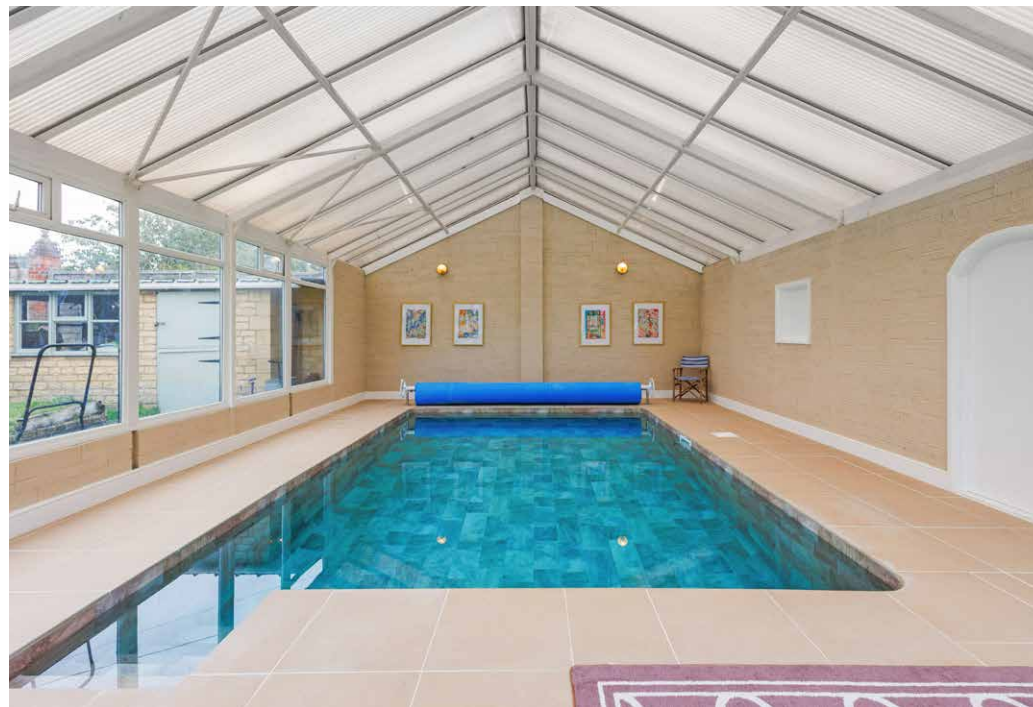
Outside

The house enjoys a central position within the village with views of the church and is well enclosed by a high wall providing a high degree of privacy. Double wooden gates open to a private paved driveway which sits alongside the detached garage and pool building; there is further parking on the road outside and access to the garage from Church Lane. The gardens wrap around the house on all sides and are landscaped to include well maintained lawns and flowerbeds, paved and decking seating areas, pretty flowerbeds and borders and a wide variety of mature trees. In addition to the swimming pool and garage there is a useful storage shed.

Location

Appleton is one of the area's most sought-after villages and offers an active community spirit. There is a public house, primary school, an award-winning community shop, sports fields, tennis courts and riverside walks along the river Thames. The manor of Appleton has ancient origins and was held in the 9th century by Abingdon Abbey.

There is a 12th-century Norman church of St Laurence, next to the primary school, in the oldest part of the village. Nearby Abingdon and Witney offer a wider range of shopping and leisure facilities, while the historic city of Oxford offers a further excellent selection of shopping, leisure and educational amenities. The village is well located for popular St Hughes and Cokethorpe schools. The property is highly accessible with easy access to the A420 and the A34 linking with Oxford, the M4, M40 and London, and there is a fast, regular train service from Didcot & Oxford into London Paddington or London Marylebone.



Distances

- Abingdon 6.2 miles
- Wantage 10.1 miles
- Oxford City Centre 10.8 miles
- Witney 11.7 miles

Nearby Stations

- Didcot Parkway
- Oxford
- Oxford Parkway

Nearby Schools

- Appleton CofE Primary School
- Cothill School
- Abingdon School
- St Helen & St Katharine
- Cokethorpe School
- Matthew Arnold School
- Cherwell School
- Chandlings School
- The Manor, Abingdon



Approximate Floor Area = 264.1 sq m / 2843 sq ft
 Outbuildings = 110.2 sq m / 1186 sq ft (Excluding Shed)
 Total = 374.3 sq m / 4029 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98643



Floorplans

Main House internal area 2,843 sq ft (264.1 sq m)
Outbuildings internal area 1,186 sq ft (110.2 sq m)
 For identification purposes only.

Directions

OX13 5JH
 what3words: ///knocking.courts.quantity

General

Local Authority: Vale of White Horse District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, drainage and electricity. Oil-fired central heating. Underfloor heating.

Council Tax: Band G

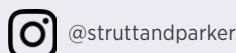
EPC Rating: D

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