



45 Netherton Road  
Appleton, Abingdon OX13 5JZ



## A modern, detached family home and separate outbuilding set within landscaped gardens in a sought-after setting within the charming and well-connected village of Appleton.

The property was developed from the original bungalow to a striking and contemporary detached family home. Great care and attention has been taken over the design, which marries traditional materials with modern style, featuring Cotswold stone and timber-clad elevations, Crittal-style windows and complementary colours that are in keeping with others in the village.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**OUTBUILDING & STORES**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**4704 SQ FT**



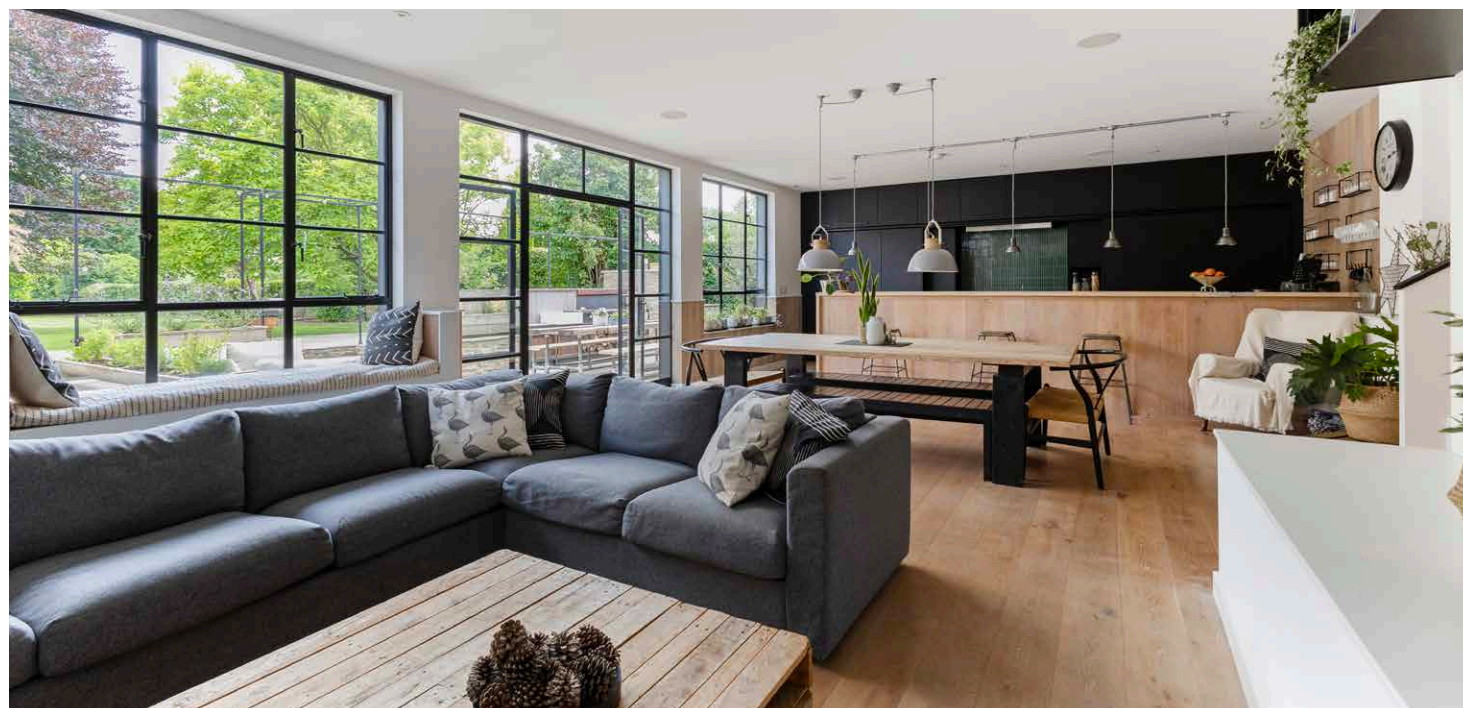
**GUIDE PRICE  
£1,500,000**



### The property

The modern design continues internally, where a Scandi feel makes the accommodation feel light and airy: soft neutrals, natural materials and lofty proportions combine to make a stunning backdrop for personalisation. To the rear of the house, the kitchen extension is a stark contrast, with inky black walls and cabinetry complementing the black window frames, industrial-style lighting and premium appliances including a Rangemaster stainless steel stove. The kitchen is open plan to the main living area and presents a great space for entertaining, with double doors opening to the rear terrace – bringing the outside in. Separate to the living area there is an inviting snug, a well-appointed boot room and utility room, a walk-in pantry and a study – all set around a welcoming entrance hall with coats' storage. Downstairs there is a double bedroom with en suite bathroom, and upstairs four further double bedrooms – two of which are en suite – plus a further family bathroom.

The self-contained outbuilding is a generous size and arranged over two storeys, offering excellent potential for a number of uses.





## Outside

The striking property has excellent kerb appeal, set back from the road behind a generous gravel in-and-out driveway walled to the front in Cotswold stone, with mature trees screening the house from the road. The driveway passes alongside the house to a further parking area at the rear in front of the outbuilding. Raised sleeper flowerbeds to the front and rear complement the structural lines of the house, and are stocked with shrubs and trees. At the back of the house, a sizeable terrace is the perfect space for entertaining: the suntrap terrace is south facing, and separated from the lawn by an outdoor kitchen including a built-in pizza oven.

## 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 6.4 miles
- Wantage 10.3 miles
- Oxford City Centre 10.9 miles

## Nearby Stations

- Didcot Parkway 11.7 miles
- Oxford Parkway 10.9 miles

## Nearby Schools

- Appleton CofE Primary School 0.6 miles
- Cothill School 4 miles
- Abingdon School 6.5 miles
- Cokethorpe School 8.1 miles
- King Alfred's School 10.9 miles



Approximate Floor Area = 300.6 sq m / 3235 sq ft (Excluding Void)  
 Outbuildings = 136.5 sq m / 1469 sq ft (Excluding Void / Shed)  
 Total = 437.1 sq m / 4704 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 #93539



## Floorplans

**Main House internal area** 3,235 sq ft (300.6 sq m)  
**Outbuildings internal area** 1469 sq ft (136.5 sq m)  
 For identification purposes only.

## Directions

OX13 5JZ

what3words: ///frogs.overture.dignity

## General

**Tenure:** Freehold

**Local Authority:** Vale of White Horse District Council

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

**Services:** Mains water, drainage and electricity. Air source heat pump for underfloor heating and hot water. Gas canister for Rangemaster.

**Council Tax:** Band E

**EPC Rating:** C

## Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

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