

Netherton Road,
Appleton, Abingdon



Strutt
& Parker

Land and property. Since 1885.



3,183 sq ft (295.7sq m) | Freehold
Three bedrooms | Edge of village location
Driveway parking | Two garages and an
outbuilding | 0.83 acres
Guide Price £1,050,000

A home on a generous leafy plot in a sought-after village, offers a rare opportunity with great potential for refurbishment or redevelopment.

Situated on the south-western edge of the charming village of Appleton, this detached home occupies a spacious plot with mature planting and rare trees, surrounded by rolling countryside beyond both the front and rear gardens. It is one of the wider plots on Netherton Road and has the added benefit of not being overlooked by neighbouring homes. Constructed of brick beneath a tiled roof, the house offers a footprint of more than 3,183 sq ft including the property with its integrated garage, presenting an exciting opportunity for a new owner to refurbish, reconfigure or potentially redevelop, subject to the necessary permissions. The property is offered to the market for the first time in 28 years and is chain free.

The ground floor accommodation is accessed from an entrance hall, leading to four reception rooms. The sitting room features attractive parquet flooring and an open fireplace, with double doors connecting it to the dining room, where French doors open onto the gardens. The kitchen, while now dated, has timber cabinetry and could be reconfigured with the adjoining dining room to create a more contemporary open plan kitchen and living area. The family room is a particularly versatile dual-aspect space, opening into a further smaller room that could be retained as storage, a home office or reading nook, or incorporated into the main room. A separate study, also with original parquet flooring, provides a useful separate workspace.

Upstairs, three double bedrooms are arranged around a central landing and are served by a spacious family bathroom with a corner bath and separate shower cubicle. With its generous accommodation, established gardens and exceptional potential, the property offers an opportunity to create a home tailored entirely to its new owner's requirements.

Occupying an expansive plot of 0.83 acres on the edge of the village, the property is approached through a gated entrance and set well back from the road, surrounded by mature trees, shrubs and established planting. A particularly striking willow tree stands to the front, while the frontage is principally laid to lawn, providing ample space for parking.



A large integral double garage useful storage and a workshop area has internal access to the house, while two further outbuildings on the plot provide additional potential for ancillary accommodation or other uses, subject to the necessary permissions.

The rear garden has an established, almost woodland-like character, with a terrace adjacent to the house, alongside mature planting. Lawns extend through the abundance of mature trees, with a variety of species including catalpa, mulberry, walnut, magnolia, pin oak, tulip tree, pocket handkerchief and paulownia creating a leafy and secluded setting. The southern side of the garden is particularly wooded, creating a secluded area that feels quite separate from the main plot. Tucked within, is a further, larger outbuilding, again offering potential for redevelopment or alternative use, subject to the necessary permissions. With its generous proportions, mature planting and exceptional sense of space, the plot offers a rare opportunity to create something truly individual in this highly regarded village.

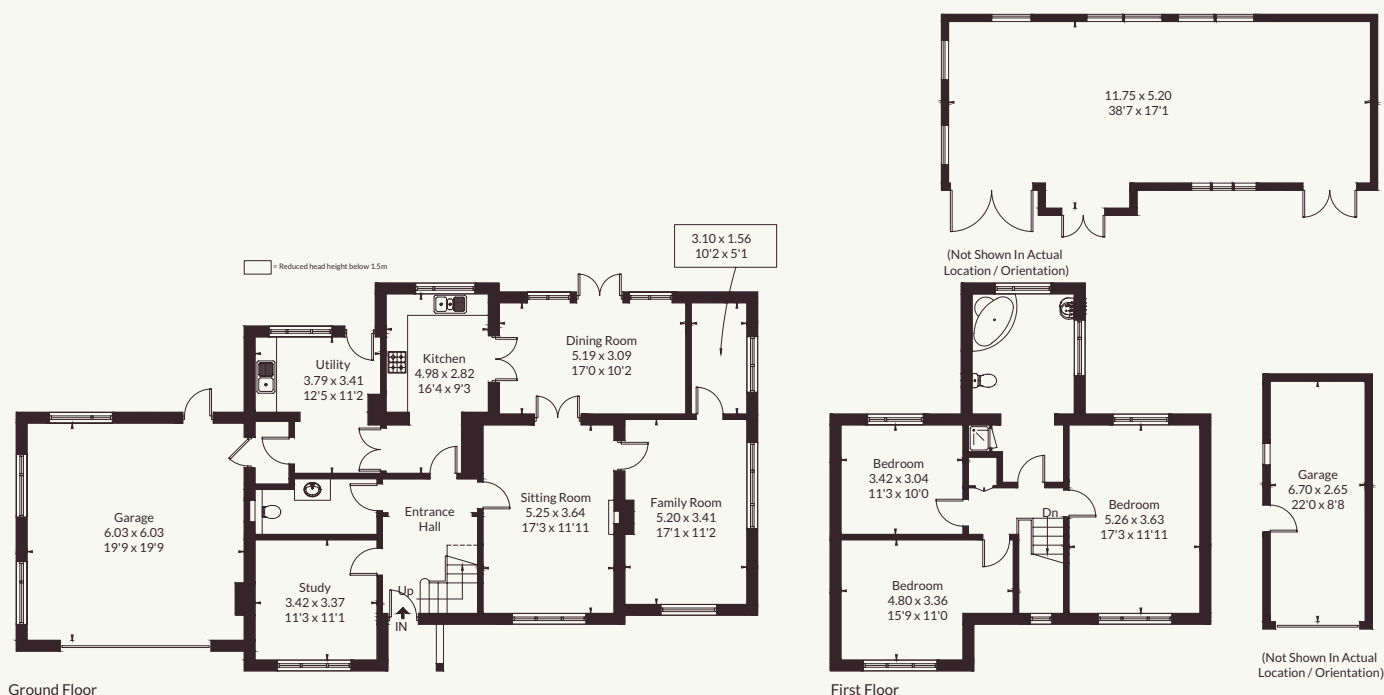
Location

Appleton is one of the area's most sought-after villages and offers an active community spirit and a well-connected bus service. 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 as well as a bus service into Oxford.

General

Local Authority: Vale of White Horse District Council
Services: Mains electricity, drainage and water. Oil-fired central heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Health & Safety: The buildings are in bad condition and prospective viewers should be aware that it is not suitable for small children.

Approximate Floor Area = 184.7 sq m / 1988 sq ft
 Outbuildings = 111 sq m / 1195 sq ft (Including Garage)
 Total = 295.7 sq m / 3183 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 #113488

Strutt & Parker Oxford

201-203 Banbury Road, Summertown, OX2 7LL

01865 692303 | oxford@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken August 2026. Particulars prepared August 2026.

Strutt
& Parker

Land and property. Since 1885.