



Main Road, Appleford OX14 4PD



Main Road, Appleford

A stunning family home with 5 bedrooms and 4 reception rooms, the subject of a beautiful refurbishment: set in private and immaculate grounds within this pretty village it is within walking distance of the train station. In addition to the sumptuous living space the property also features a gazebo with fireplace in the garden and a detached garage block with a studio/gym.



Accommodation

The property is double glazed with gas central heating to radiators.

Reception Hall: 18' x 17'3 Central oak staircase: limestone floor and down lighters.

Inner Lobby: Limestone floor, down lighters.

Cloakroom: White 2-piece suite, limestone floor, window.

Tenure - Freehold

Family Room: 17'4 x 13'3 Featuring a vaulted 19'6 ceiling the room has views of the garden and is flooded with light by clerestory and velux windows. Brick fireplace and chimneybreast with a log stove, wood floor, radiators.

Dining Room: 21'11 x 12'3 Limestone floor, double aspect with bi-fold doors to garden, brick fireplace and stone hearth, double sided log stove, down lighters, air conditioning unit.

Sitting Room: 19'8 x 17'6 Twin sided brick fireplace and log stove, wood floor, down lighters, air conditioning unit, radiator.

Study: 11'5 x 9'1

French doors to rear, limestone floor: radiator, down lighters.

Kitchen/Breakfast Room: 17'8 x 12'6

Fitted with a range of storage units, stone worktops and breakfast bar, down lighters, limestone floor. Integrated induction hob, extractor hood, double electric ovens and two warming drawers, fridge/freezer and two dishwashers. Radiator, down lighters.





Utility Room: 11'4 x 6'10 Door to side, storage units with stone worktops, limestone floor, appliance space, radiator, down lighters. Airing cupboard with gas boiler and hot water tank.

Oak Staircase leading to two landings, two high Velux windows flood it with natural light.

Bedroom 1: 19'11 x 17'6 Two windows to front and one to rear, wood floor, radiator, extensive range of fitted wardrobes.

En Suite Shower Room: Beautifully fitted it includes a large walk-in shower cubicle, tiled walls and floor, chrome radiator, window, down lighters.

Bedroom 2: 17'5 x 11'2 Front aspect, Velux window, radiator and range of wardrobes.

En Suite Shower Room: White 3-piece suite, tiling, chrome radiator, down lighters.

Bedroom 3: 11'4 x 11'2 Rear aspect, radiator, down lighters.

Bedroom 4: 12'3 x 10'3 Window to rear, radiator and down lighters.

Bedroom 5: 13'9 x 5'6 Front aspect, radiator.

En Suite Cloakroom: With a white 2-piece suite, radiator, down lighters.

Bathroom: Fitted with a white suite it has tiled walls and floor, down lighters, window and radiator.

Outside

To the front twin electric gates open to an extensive shingle drive, there is an area of lawn, to the front and is enclosed by timber fencing.

Studio/Gym 18'8 x 16'2 Brick fireplace: two windows to front and two Velux windows.

Garage: 15'10 x 8'5 Electric roller door, light and power.

Rear Garden: Beautifully maintained it extends to approximately 80' in depth with a large area of lawn and features planted border beds and lighting There is an extensive paved terrace leading to the gazebo with a side gate to the front. The gardens are enclosed by timber fencing with mature tree screening.

Gazebo/Barbeque Room: 23' x 11'

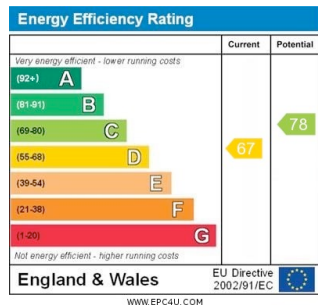
A stylish oak-framed building with a brick fireplace.



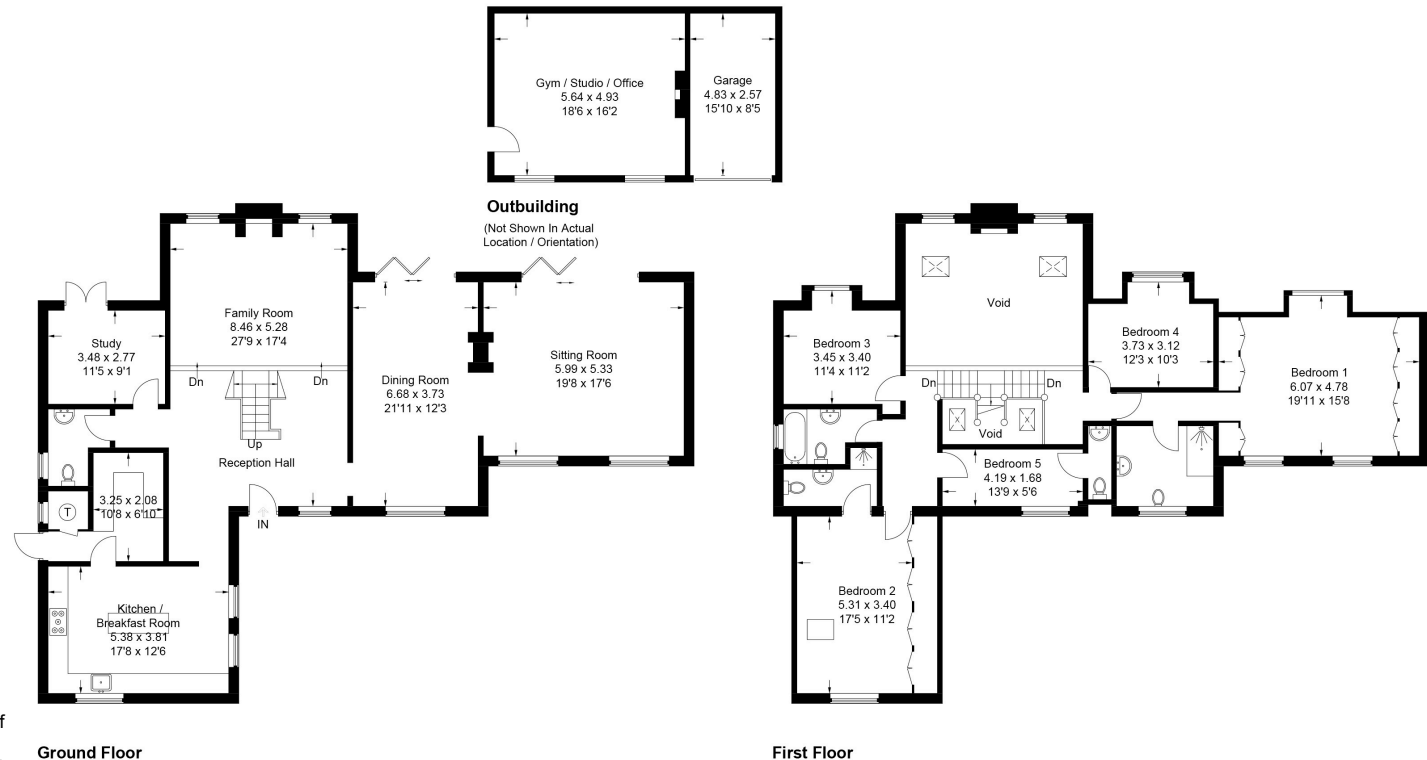
Directions

Turn right from our offices into St Martin's Street, turn left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Take the 1st right (after 1.2 miles) into Sires Hill, follow round a sharp right bend and at the T-junction turn left towards Appleford. The property is on the right after approximately 1.5 miles.

Approximate Gross Internal Area
 Ground Floor = 155.8 sq m / 1677 sq ft
 First Floor = 114 sq m / 1227 sq ft
 Outbuilding = 40.7 sq m / 438 sq ft
 (Including Garage / Excluding Void)
 Total = 310.5 sq m / 3342 sq ft



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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