

PROPERTY AGENTS

JPKnight



Main Road, Appleford OX14 4PD



Main Road, Appleford

A spacious family home within this lovely village set in grounds of just under a third of an acre. To the front there is an extensive gravel drive allowing parking of up to 8 cars with lawn and conifer borders. The rear garden offers a paved terrace, a large lawned area with flower and shrub borders and far reaching views across farmland towards the Wittenham Clumps.

The accommodation oozes character with a wealth of exposed beams and timbers throughout, comprising of 5 bedrooms and 3 bathrooms, a large kitchen/breakfast room with bay window, study, family room and double aspect sitting room with an imposing feature brick fireplace.

Tenure - Freehold

Entrance Hall: Tiled floor, window, radiator, cupboard, stairs to landing.

Cloakroom: White 2-piece suite, tiled floor, radiator, window.

Sitting Room: 20'2 x 13'8
Feature brick fireplace and chimney breast, coal effect gas fire, double aspect with French doors to rear, 2 radiators.

Family Room: 12'9 x 10'9
Window to rear, radiator, downlighters.

Study: 11'5 x 6'6 Window to front, radiator

Kitchen/Breakfast Room: 22'6 (into bay) x 11'4
Large walk-in bay to rear, door and window to side, tiled floor, downlighters, fitted with a range of storage units with worktops, gas hob, double electric oven, space for fridge freezer and dishwasher.





Stairs to First Floor Landing: Window to front, radiator, airing cupboard, loft access.

Bedroom 1: 14'3 x 11'3

Window to rear, radiator, wardrobe, archway to:

Dressing Room: 5'4 x 5'1 with fitted wardrobes, downlighters and radiator.

En-Suite Shower Room: White 3-piece suite, part tiled wall and floor, window, beamed ceiling, downlighters, radiator, large wall mirror.

Bedroom 2: 12'9 x 11'6 Wardrobe, window to rear, radiator.

En-Suite Shower Room: (about to be fitted).

Bedroom 3: 10'10 x 10'9 Window to rear, wardrobe, radiator.

Bedroom 4: 10'4 x 9'9 Window to front, radiator.

Family Bathroom: White 3-piece suite incl. free standing roll top bath, tiled wall and floor, window, downlighters, radiator.

Side lobby (Set off the kitchen): 10'6 x 9'3 Window to side, gas boiler, radiator, staircase.

Utility: 9'9 x 4' Door to rear, sink, space for washing machine, quarry tiled floor, cupboard under stairs with space for tumble dryer.

Bedroom 5: 21'1 x 12'4 (floor level)

Room in eaves above garage. Wall timbers, window to front, 2 radiators.

Outside:

Twin gates to extensive gravel drive with parking for up to 8 cars surrounding by lawn to the front, timber fence and conifer hedge.

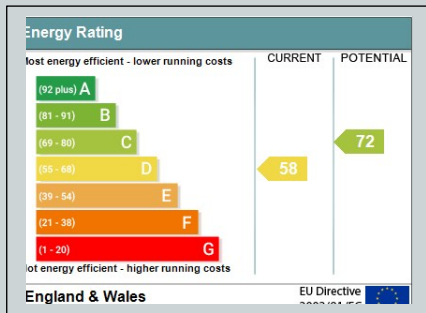
Double Garage: 18'9 x 17'4 Twin up/over doors, power, door to house.

Rear Garden: A full width paved terrace leads to a shaped lawn with flower and shrub borders, silver birch trees and gated side access. There is also a timber deck across the bottom of the garden with a covered seating area and lovely views across farmland to the Wittenham Clumps.

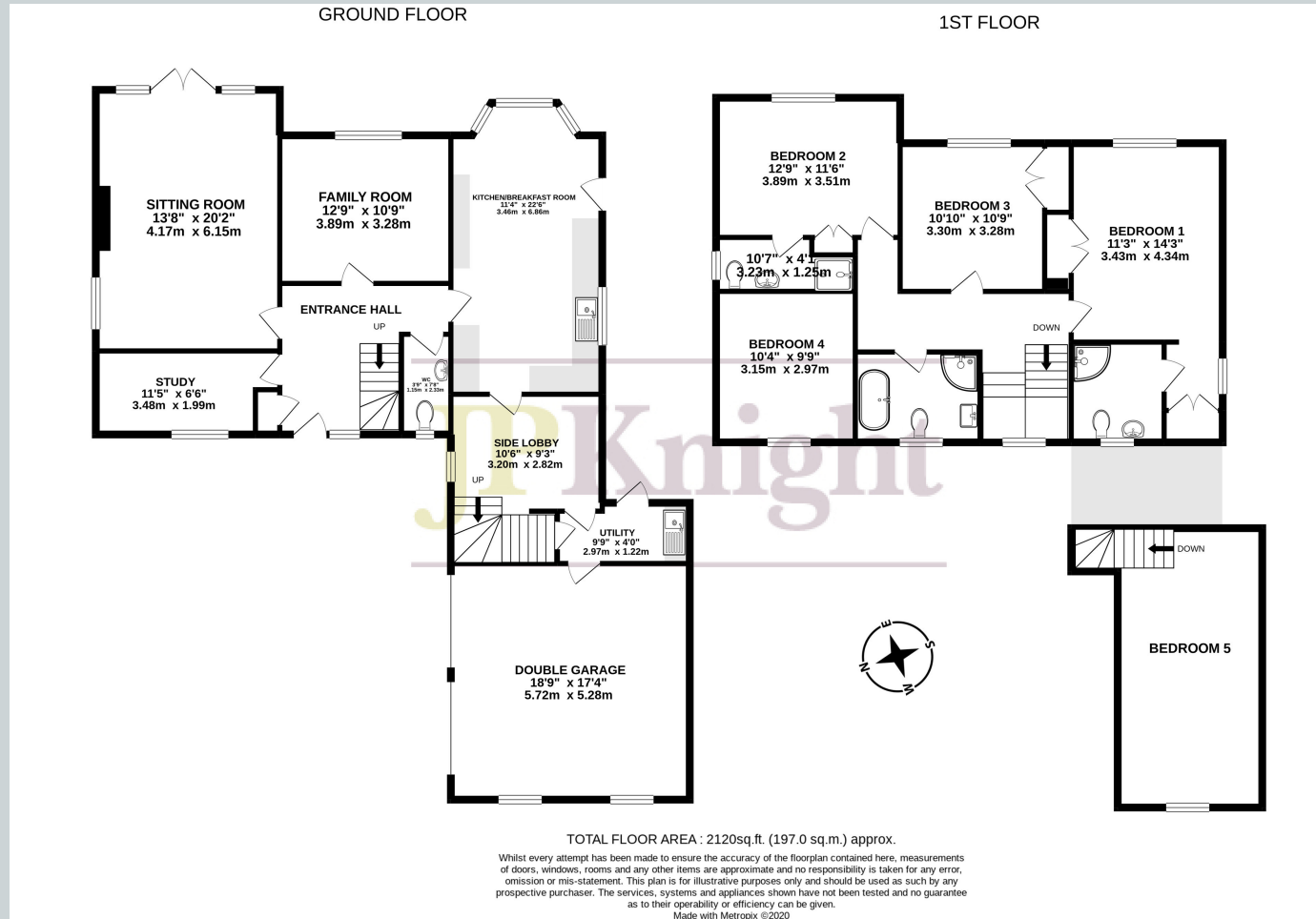


Directions

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.



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.



JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ
 T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

