



THOMAS
MERRIFIELD
SALES LETTINGS

6 Netherton Road, Appleton
Oxfordshire, OX13 5JX

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A three bedroom semi-detached house in this sought-after village west of Oxford, built in 2015 by Lucy Developments and combining contemporary fittings with traditional materials and design.

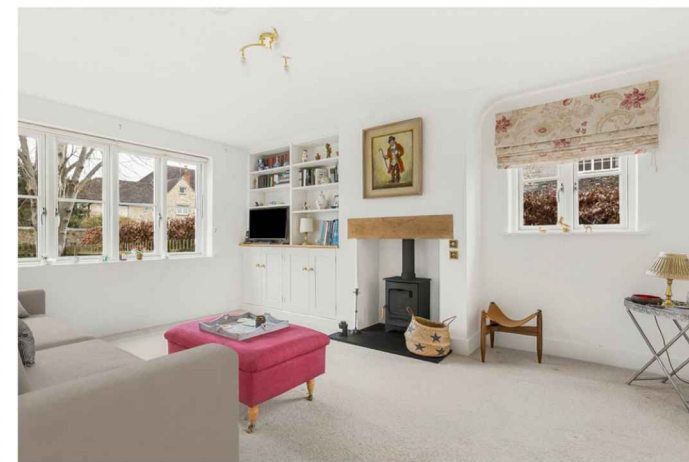
- Sitting room with wood burning stove
- Spacious kitchen/dining room with doors to garden
- Main bedroom with fitted wardrobes and en-suite
- En-suite shower room
- Two further double bedrooms
- Generous main bathroom with bath and shower
- Double oak-framed car port
- Air-source heat pump and double glazing
- Service charge £600 pa approx
- Council Tax Band: E. EPC rating: C

A wonderful house designed to a high specification and finish throughout with a great deal of character due to the use of traditional materials.

The house has a high EPC Rating thanks to the electric air-source heat pump providing hot water and heating, which is underfloor on the ground floor, and double-glazed timber windows and doors. The bathrooms are beautifully finished with ceramic-tiled floors, Duravit sanitaryware and Hansgrohe chromeware. There is a spacious enclosed south-facing front garden and walled rear garden with a patio area, lawn and mature shrubs. There is also a double car-port providing two secluded off-road parking spaces.

The property is being sold with no onward chain.

Guide Price £570,000 Freehold





Appleton is a thriving village circa 6½ miles west of central Oxford with a community village shop, well-regarded primary school, church, village hall, pub and a tennis club. There are numerous country walks, including to the River Thames, and a regular bus service to Oxford. Oxford and Oxford Parkway railway stations offer fast services (50 minutes) to London Paddington and Marylebone stations respectively.

Please note: The property is connected to mains electricity, water and drainage. There is no mains gas in Appleton village. According to Ofcom, Standard and Ultrafast broadband is available, mobile voice and data signals are likely outdoors and unlikely or not available indoors with some providers.

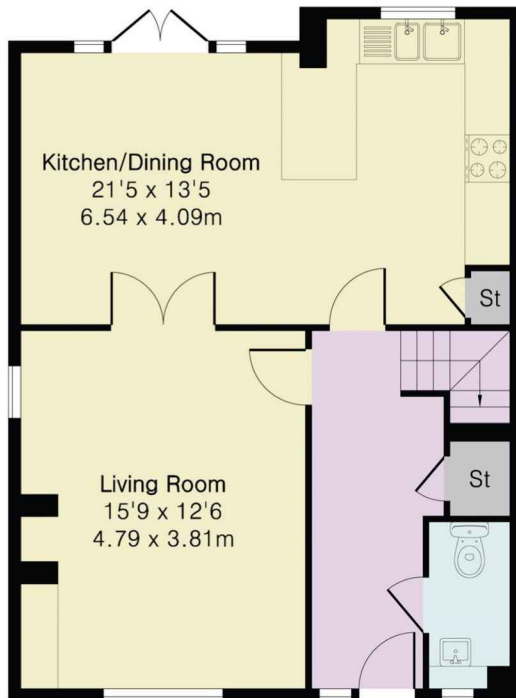


Approximate Gross Internal Area 1446 sq ft - 134 sq m

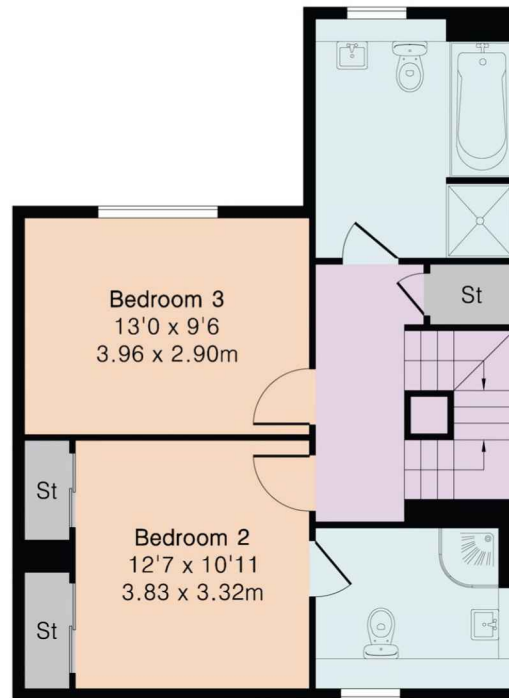
Ground Floor Area 633 sq ft – 59 sq m

First Floor Area 522 sq ft – 48 sq m

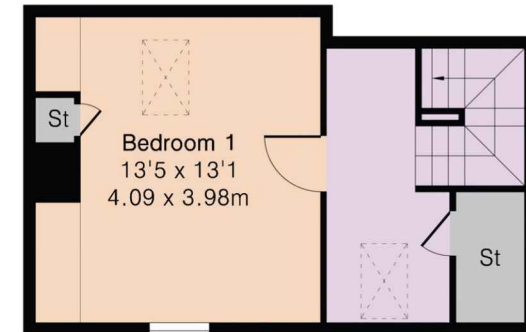
Second Floor Area 291 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor

Carport
18'1 x 17'1
5.50 x 5.20m



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