



Oaksmere, Appleton, Oxfordshire, OX13 5JS



## 46 Oaksmere, Appleton, Oxfordshire, OX13 5JS

A charming part furnished detached FOUR bedroom family home located in the 'desirable' village of Appleton with outstanding school within walking distance.

The property offers well laid out accommodation comprising; entrance hall, cloakroom, kitchen, leading to dining area, office, utility room with internal door to the garage, sitting room with double doors to patio

On the first floor there are 4 double bedrooms, en suite shower room and family bathroom/shower room.

Attractive mature gardens to front with access to the garage which has power and light, paved parking to the front for several cars. The rear south facing garden is fully enclosed with well stocked beds/borders, lawn and patio area. Shed with double doors. Access to garage



**FRONT GARDEN** Hard standing for several cars, access to rear garden, mature shrub border

**HALLWAY** Wood effect Karndean flooring, radiator

**KITCHEN** A range of wall and floor units with work surfaces over. Electric double oven, black glass electric hob, extractor fan over. Dishwasher, fridge/freezer, under counter freezer. Inset 1 1/2 bowl sink and drainer with mixer tap. Window overlooking the front garden and door to side access.  
Karndean tile effect flooring

**DINING ROOM** Window overlooking the rear garden, flooring continuation of the kitchen, radiator, telephone socket with super fast fiber broadband, door to utility room

**LIVING ROOM** Double doors to rear garden, fireplace with painted white wood surround & mantel, slate effect hearth and insets, metal grate (Please note, open fires not permitted during tenancy), carpet to floor, under-stairs store cupboard, television aerial point

**UTILITY ROOM** Wall units, wooden worktop, floor continuation of dining room, boiler cupboard, washing machine and tumble drier. Doors to garage and rear garden

**OFFICE** Window overlooking front garden, carpet to floor. Corner desk and office chair

**GARAGE** Up and over metal door to front with pedestrian door to rear garden.  
Storage wall units, power and lighting

**STAIRS & LANDING** Carpet to stairs and landing, window to side elevation, airing cupboard to landing

**BEDROOM** Window overlooking rear garden, built in wardrobe, double bed.

**EN-SUITE** Shower cubicle with electric power shower, basin with mixer tap, radiator

**BEDROOM** Window overlooking rear garden, built in wardrobe, single bed frame, radiator

**BEDROOM** Window overlooking the front garden, bed frame, radiator, built in wardrobe

**BEDROOM** Window overlooking front garden, single bed frame, built in wardrobe, radiator

**FAMILY BATHROOM** White suite comprising; bath with shower over, WC and hand basin, window to side elevation, wood effect vinyl flooring

**REAR GARDEN** Fully enclosed south facing garden with access to front garden,  
Mature borders, lawn and patio area. 12ft x 8ft shed



46 Oaksmere Road, Appleton, Abingdon, OX13 5JS

Score	Energy rating	Current	Potential
92+	A		85   A
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (56%).

#### Breakdowns of property's energy performance

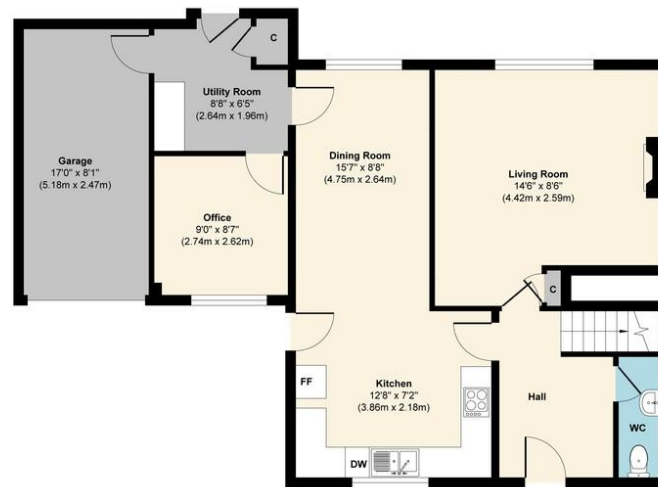
This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

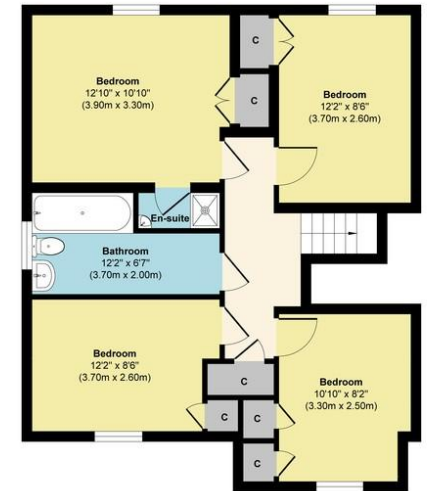
- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Fitted, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Radiators and radiators, oil	Average



Ground Floor  
Approximate Floor Area  
760 sq. ft  
(70.64 sq. m)



First Floor  
Approximate Floor Area  
686 sq. ft  
(61.01 sq. m)

William Jones

Approx. Gross Internal Floor Area 1416 sq. ft / 131.65 sq. m

Produced by Elements Property

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