



The Oaks Appleton Common, Appleton OX13 5QN



# The Oaks

Individual 1930's detached family home offering extended accommodation within this highly sought after semi-rural location combined with extremely large and rarely available gardens extending to circa 0.75 of an acre complemented by an impressive 53' detached garden studio offering many versatile uses, offering potential annex facilities.

The Oaks is situated in a delightful semi-rural location leading onto beautiful woodland and open countryside. The property is located approximately 1 mile from the highly sought after village of Appleton which offers an extremely active community focused around the Appleton Church of England primary school and the award winning community shop which is run by volunteers from the village. The village also offers sports fields, tennis courts and river-side walks along the nearby river Thames. There is a quick route onto the A420 leading to many important destinations north and south and useful distances include Abingdon (circa. 7.4 miles), Witney (circa. 10.7 miles) and Oxford city centre (circa. 8.7 miles).

Leave Abingdon via the B4017 in the direction of Wootton. On entering the village of Wootton, turn left onto the Besselsleigh Road immediately before the Bystander public house. Continue for some way before turning left onto the A420 and after approximately one mile, turn right signposted Appleton. On entering the village, turn right which in turn leads onto the Eaton Road where the property is found in numerical order, clearly indicated by the For Sale board.







## Key Features

- Inviting entrance hall leading to ground floor cloakroom and delightful front sitting room with central fireplace and bay window
- Living room partly open plan to dining room which in turn leads to the kitchen, both providing attractive views over the large rear gardens
- Three first floor bedrooms (including two double bedrooms) complemented by bathroom including bath and separate shower cubicle complemented by separate WC
- Front gardens providing hard standing parking facilities leading to detached garage and to the rear are extremely large and rarely available gardens extending to circa 0.75 of an acre featuring patio
- Impressive 53' detached garden studio. currently divided into two sections, one side providing substantial home office with shower room off (not completed) and the other half a delightful family area
- Specification features of the studio include fully double glazed (complemented by two triple glazed skylight windows), electric heating and cable ethernet providing high speed broadband
- The property also benefits from the potential to be substantially extended – subject to planning permission

Council Tax band: E Tenure: Freehold EPC: E





















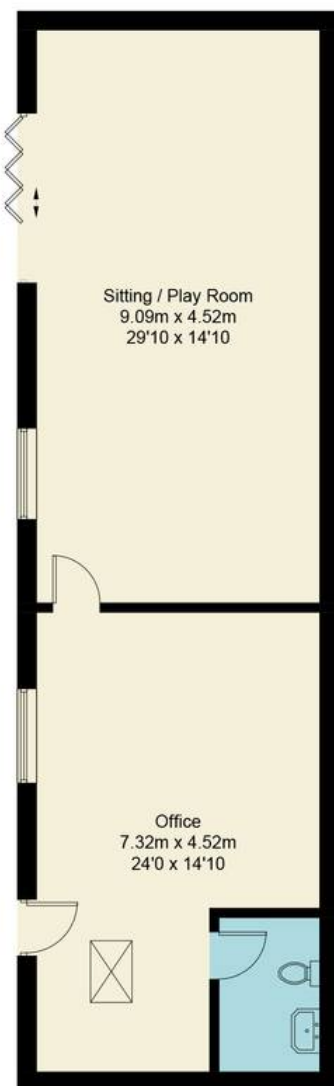


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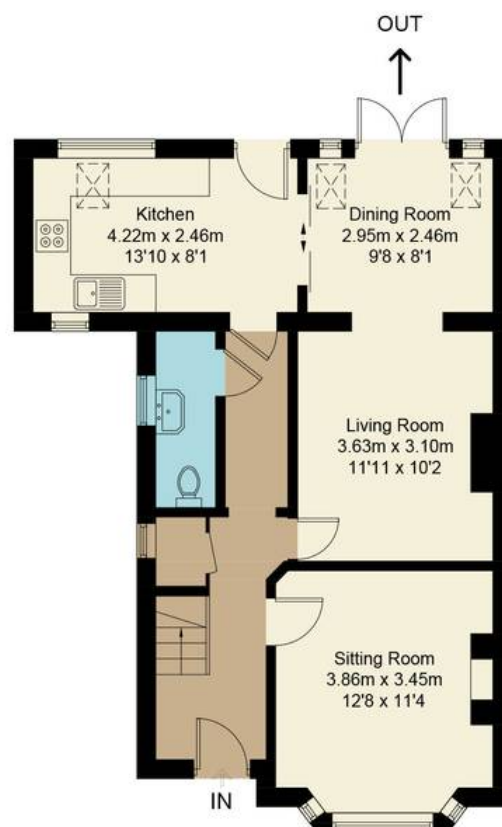
Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft

Outbuilding = 75.0 sq m / 807 sq ft

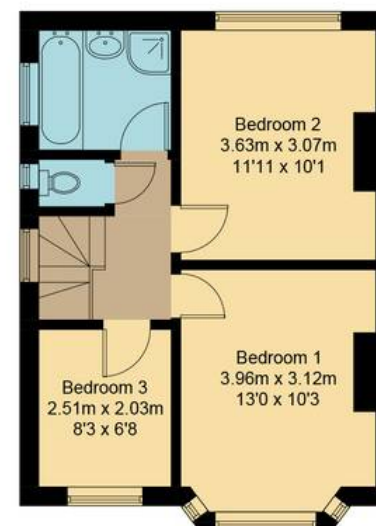
Total = 173.4 sq m / 1866 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

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5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL

T: 01235 553686

E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)

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