



8 Whites Forge, Appleton ox13 5lg



8 Whites Forge

Appleton, Abingdon

Impressive and very spacious four bedroom detached family home offering 2000sq ft of well presented accommodation within this small select village development, located within the heart of one of the areas most highly sought after villages, complemented by attractive gardens, sold with no ongoing chain.

Whites Forge is nestled within the heart of one of the area's most sought after villages, comprising of only good size detached family homes, providing a very pleasant overall setting. There is an extremely active community focused around the excellent Appleton primary school, The Plough public house and the award winning community shop run by volunteers from the village. The village also offers sports fields, tennis courts and river-side walks along the nearby 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 town centre 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 at the junction and then left into Whites Forge, where the property is found clearly indicated by the "for sale" board.

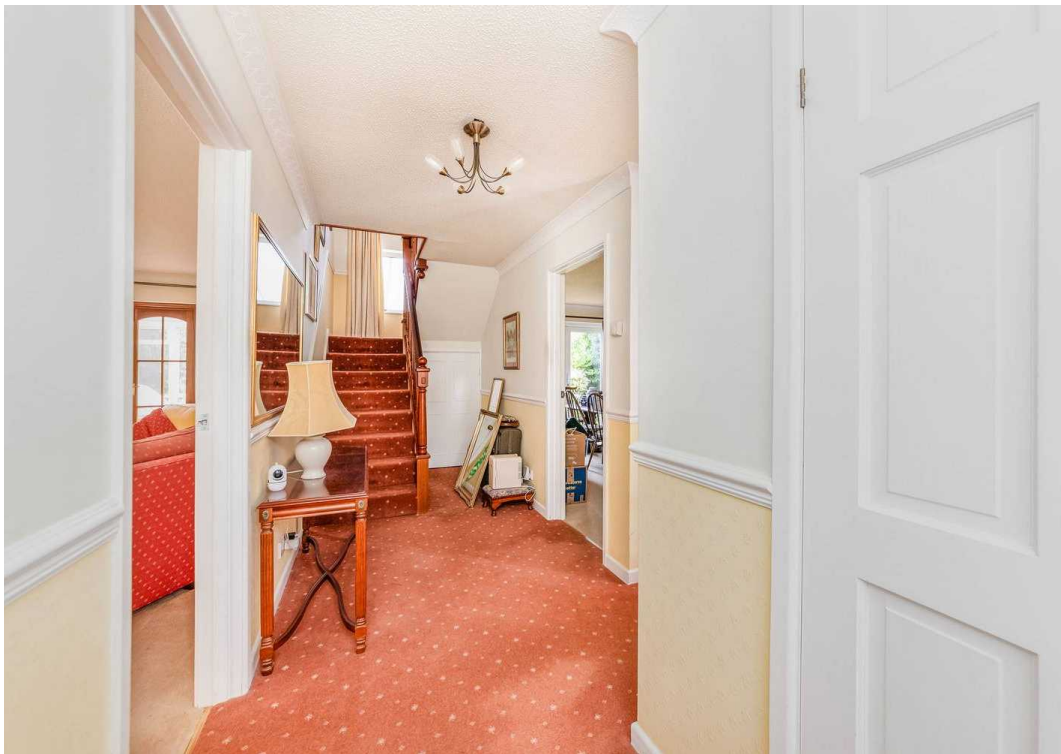




Key Features

- Inviting entrance hall leading to ground floor cloakroom and large double aspect living room with central fireplace and double doors to conservatory providing attractive views over the rear gardens complemented by vaulted ceiling and double doors to rear gardens
- Spacious separate dining room with double doors to rear gardens, flexible separate family room/study and good size and well equipped kitchen/breakfast room
- Wonderful and very large first floor master bedroom with extensive selection of fitted bedroom furniture and spacious en-suite facilities including bath and separate shower cubicle
- Three further spacious bedrooms (two with built in wardrobe cupboards) complemented by family shower room with white suite
- Double glazed windows, oil fired radiator central heating and the property is sold with no ongoing chain
- Outside the generous front gardens provide hard standing parking facilities for several vehicles leading to the garage
- Attractive and very mature rear gardens featuring extensive patio leading onto lawn and garden pond surrounded by mature flower and shrub borders - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy

Council Tax band: G Tenure: Freehold EPC: D











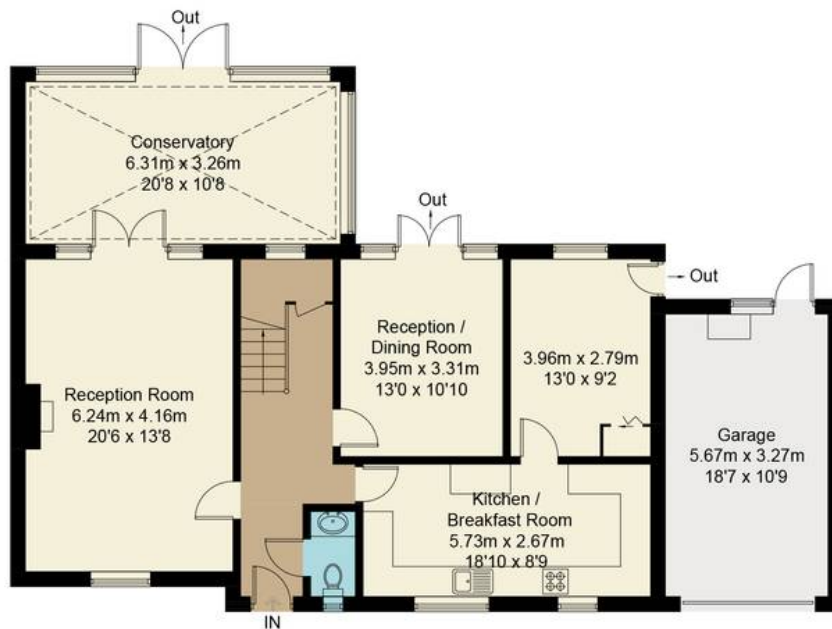
White Forge, OX13

Approximate Gross Internal Area = 187.5 sq m / 2018 sq ft

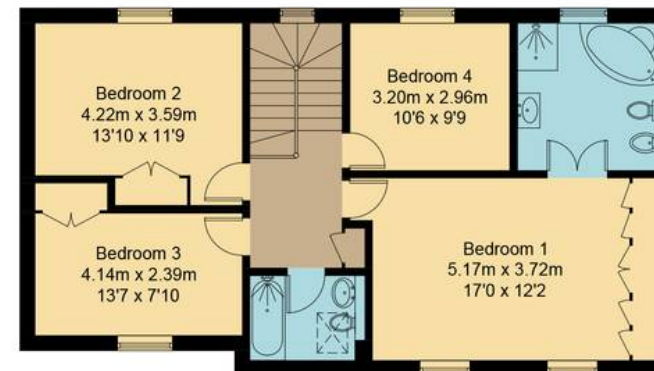
Garage = 18.8 sq m / 202 sq ft

Total = 206.3 sq m / 2220 sq ft

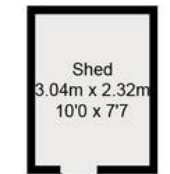
Shed = 7.0 sq m / 75 sq ft



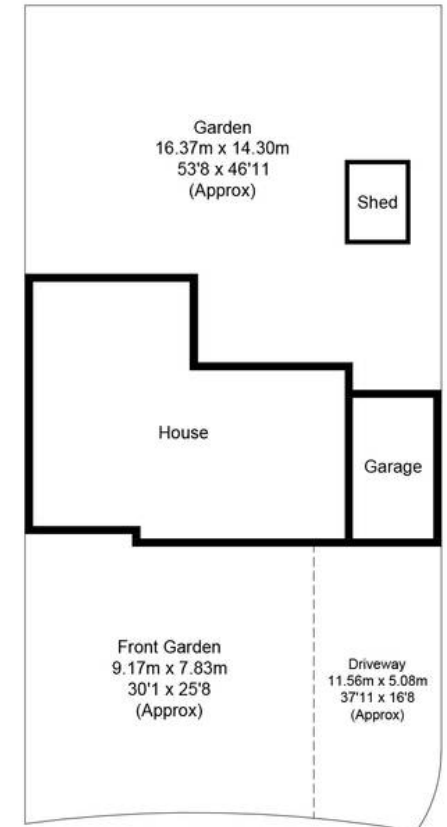
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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