



26 Fettiplace Close, Appleton OX13 5LQ

26 Fettiplace Close

Impressive four bedroom detached family home, well situated within this highly sought-after village, offering well-presented and much-improved accomm...

26 Fettiplace Close forms part of a small cul-de-sac towards the edge of one of the area's most sought-after villages. 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, playground, tennis courts and river-side walks along the nearby Thames. There is a quick route onto the A420 and the property has easy access to Abingdon(Circa 7.4 miles), Witney (Circa 10.7 miles) and Oxford city centre (Circa 8.7 miles).

Bedrooms: 4

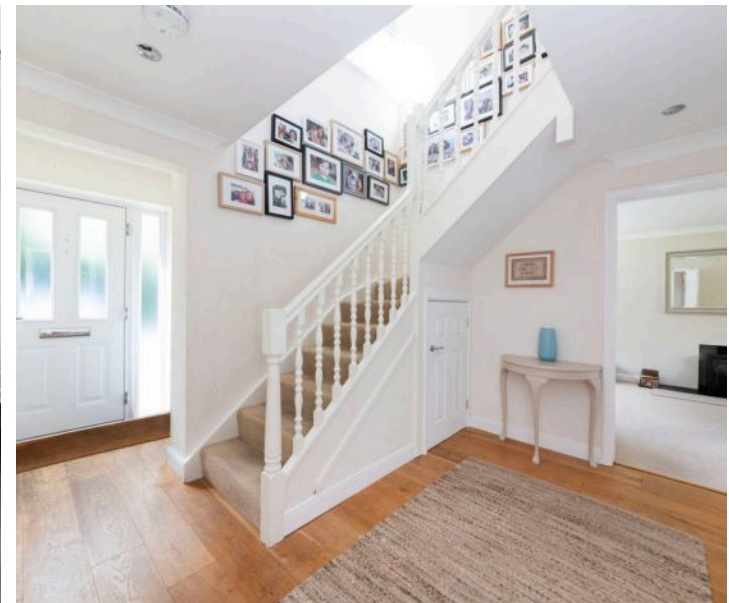
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: E

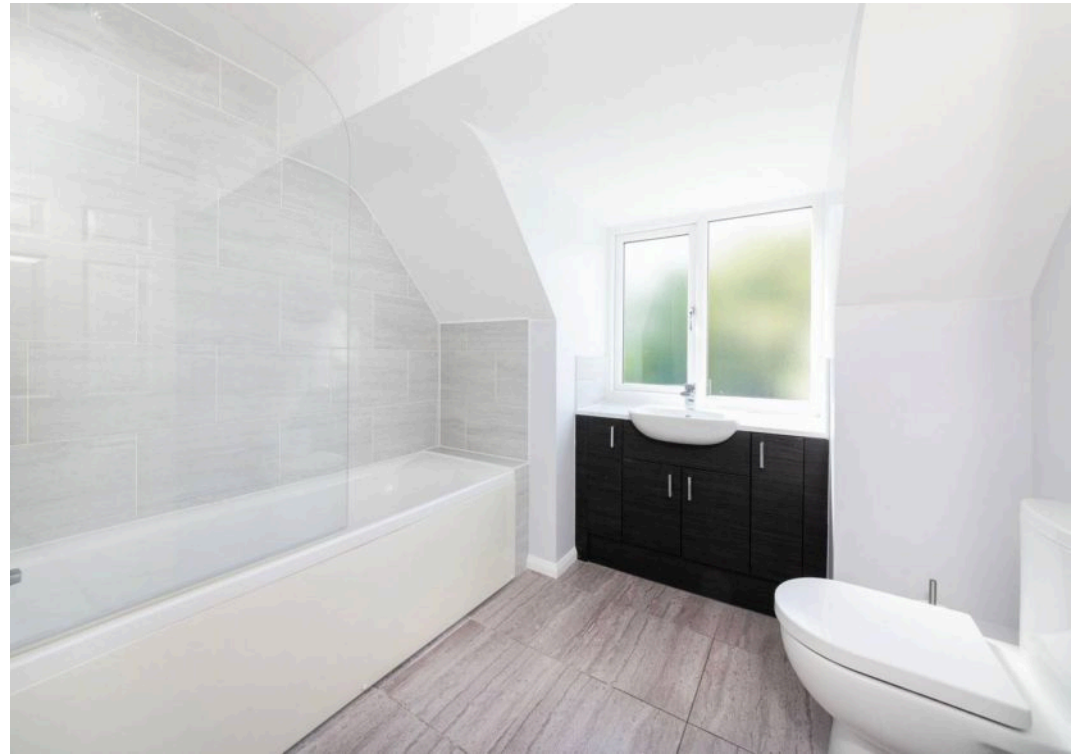




Key Features

- Inviting entrance hall leading to ground floor cloakroom and impressive 18' double aspect living room with inset cast iron log burning stove and separate dining room/study
- Spacious 18' refitted open plan kitchen/breakfast room offering an excellent selection of floor and wall units complemented by under floor heating, built-in electrical appliances and separate utility
- Delightful first floor master bedroom with built-in wardrobe cupboards and refitted en-suite shower room, three further spacious bedrooms and refitted family bathroom with contemporary white suite
- Front gardens providing hard standing parking facilities for several vehicles leading to large garage with useful boarded eaves storage over
- Good size corner plot rear gardens, featuring large patio and an extensive lawn - the whole enclosed by brick walling, fencing and hedgerow, affording good degrees of privacy and potential to extend









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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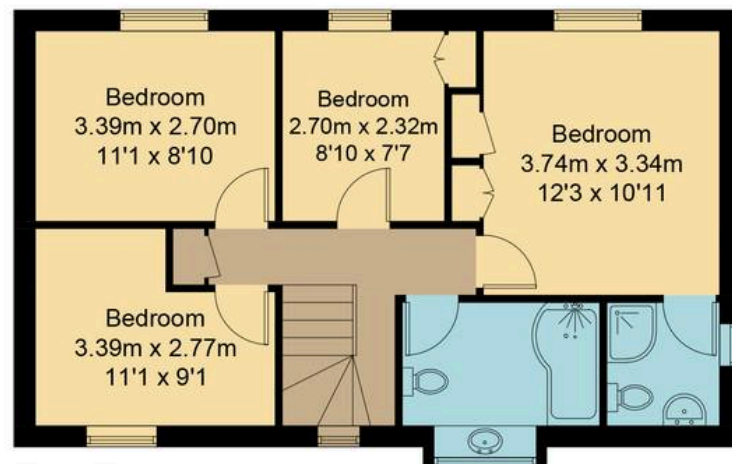
Fettiplace Close, OX13

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft

Garage = 17.7 sq m / 190 sq ft

Total = 132.7 sq m / 1428 sq ft

External Area = 277.3 sq m / 2985 sq ft

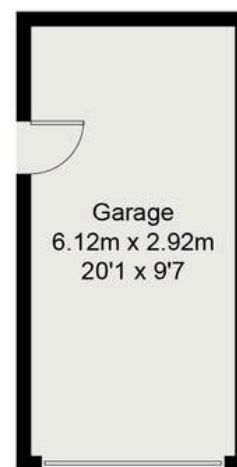


First Floor

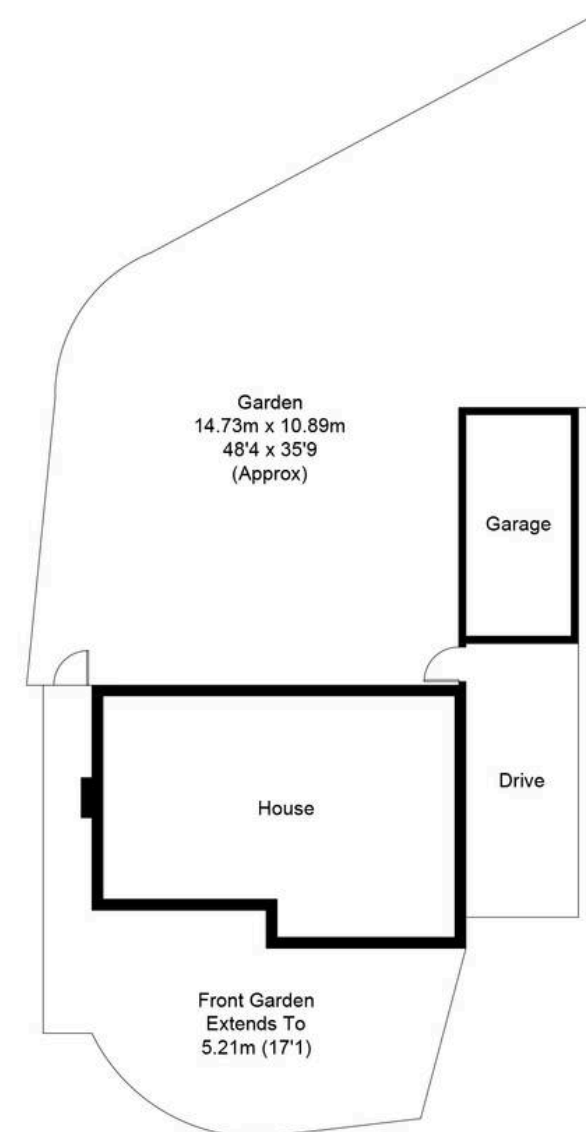


Ground Floor

IN



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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