



Netherton Road, Appleton

Carter Jonas

OAKLEA HOUSE

41A NETHERTON ROAD

APPLETON

OX13 5JZ

Detached house on c.1 acre plot with hard tennis court
Additional c.9 acre paddock
Prime village location close to Oxford
Eco-friendly living - B energy rating
Flexible accommodation c.3500 sq ft
Detached double garage & driveway parking for several cars

SITUATION AND LOCATION

Appleton is conveniently located off the A420, about 8 miles from the Oxford ring road. The village features a highly-regarded primary school, a welcoming public house, an 11th-century church, sports clubs, and a community shop/post office. Excellent transport links are available with stations at Didcot Parkway, Oxford, and Oxford Parkway, offering fast trains to London Paddington or London Marylebone.

DESCRIPTION

Designed for the current owners by renowned local architects, Anderson Orr, and built in 2008 by W G Carter, this stylish home is located on a private lane and extends to just under 3500 square feet (excluding double garage). It sits in delightful formal gardens of about an acre with an adjoining field of just under 9 acres. The total landholding extends to 10.14 acres.

The accommodation offers a blend of modern luxury and a timeless elegance with an emphasis on large, light and airy rooms designed to make the most of the views over the gardens and field.

The ground floor has a large, well fitted kitchen/breakfast room with Siemens appliances to include three ovens and two built in fridges and adjacent utility room. Double sliding doors lead from the kitchen to a large sunroom/dining room. There is a double aspect sitting room and two other reception rooms, either of which could be a fifth bedroom served by the ground floor shower room.

The first floor has a very generously sized double aspect principal bedroom suite with dressing area and ensuite, a double aspect guest bedroom with ensuite, two further double bedrooms and a family bathroom.

STUNNING DETACHED HOUSE SET IN GARDENS OF APPROXIMATELY 1 ACRE WITH AN ADJOINING 9 ACRE FIELD, LOCATED IN THE PRIME VILLAGE OF APPLETON







GARDENS AND GROUNDS

Set within stylish gardens of around 1 acre, the property boasts a hard tennis court and uninterrupted views over its own adjacent field of just under 9 acres. The formal garden is primarily laid to lawn with attractively planted borders featuring trees, shrubs, and perennials. It also includes fruit and ornamental trees and a kitchen garden. The gravel drive offers ample parking space for multiple cars. A generous double garage sits to one side of the house with twin electric doors and a part boarded loft space. Being double skinned, there is the potential for conversion (subject to consents).

ADDITIONAL FEATURES

- Heating via ground source heat pump: underfloor to ground floor, and hot air (which can be switched to cooling mode in summer) to first floor
- Photovoltaic panels for electricity generation and payment via a FIT
- Connections to mains water, electricity (three-phase supply), and sewage
- Cat-5 cabling
- Central vacuum system
- Generous storage throughout
- EPC rating B
- Council tax band G

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agent Carter Jonas – T: 01865 511444



Directions to
OX13 5JZ

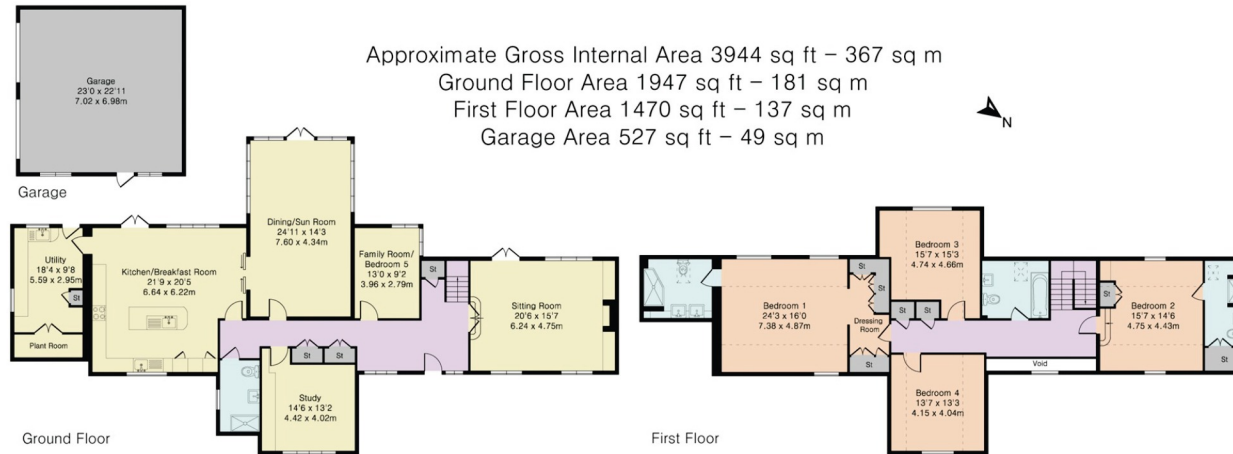




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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