



Rowan Cottage
Appleton

Carter Jonas

ROWAN COTTAGE EATON ROAD, APPLETON OX13 5JH

Entrance Hall · Sitting Room · Kitchen · Dining Room ·
Family Room · 4 Bedrooms · Office · Off Street Parking

SITUATION AND LOCATION

Rowan Cottage is centrally located in the much sought-after village of Appleton. Walking distance amenities include a village pub serving food, community shop (open 7 days a week), village hall, playground and sports field, tennis and football clubs as well as the historic St Lawrence Church. The Ofsted 'Outstanding' Appleton Primary School is a minute's walk away from the house. School bus services run from the village of Appleton to Abingdon and Oxford schools including Matthew Arnold School on Cumnor Hill. Public buses run regularly between Oxford, Cumnor and Abingdon. Appleton also has excellent transport links with easy access to the A34, M40 and M4. It is only 12 miles from Didcot Parkway railway station which has a regular high-speed service to London Paddington, and 10 miles from Oxford Parkway with regular trains running to Marylebone. Furthermore, Oxford rail station with regular services to Birmingham and London is 5 miles away. The university city of Oxford lies just 6 miles away and enjoys superb amenities and world class entertainment, art, and leisure facilities.

DESCRIPTION

Rowan Cottage is a very attractive thatched cottage. The accommodation is both well proportioned and flexible and is complemented by generous gardens which benefit from a useful garden room/home office. The ground floor accommodation provides a double aspect beamed sitting room with fireplace, a double aspect beamed kitchen/breakfast room with a kitchen by John Lewis of Hungerford, a separate dining room and a garden room/family room. The first floor has four good sized bedrooms, a bathroom and an ensuite.

A DELIGHTFUL THATCHED STONE COTTAGE BENEFITTING FROM WELL-PROPORTIONED ACCOMMODATION TOGETHER WITH GOOD SIZED GARDENS, WELL SITUATED WITHIN THE HIGHLY REGARDED VILLAGE OF APPLETON.



The property enjoys gardens to both front and rear with the front garden providing off street parking. This garden offers a high degree of maturity with established plants and shrubs and a path leading to the front door. There is a further gate which leads to the lane at the side of the property. The front garden is partly enclosed by stone walling.

The current owners have carried out extensive works including landscaping the rear garden and this now provides an open plan space with a patio adjacent to the house, lawn beyond and offers a high degree of seclusion. Double gates lead into the rear garden and provide additional hard standing to the car park space in the front garden and there is also the benefit of an insulated home office/summer house with high speed cabled broadband.

ADDITIONAL INFORMATION

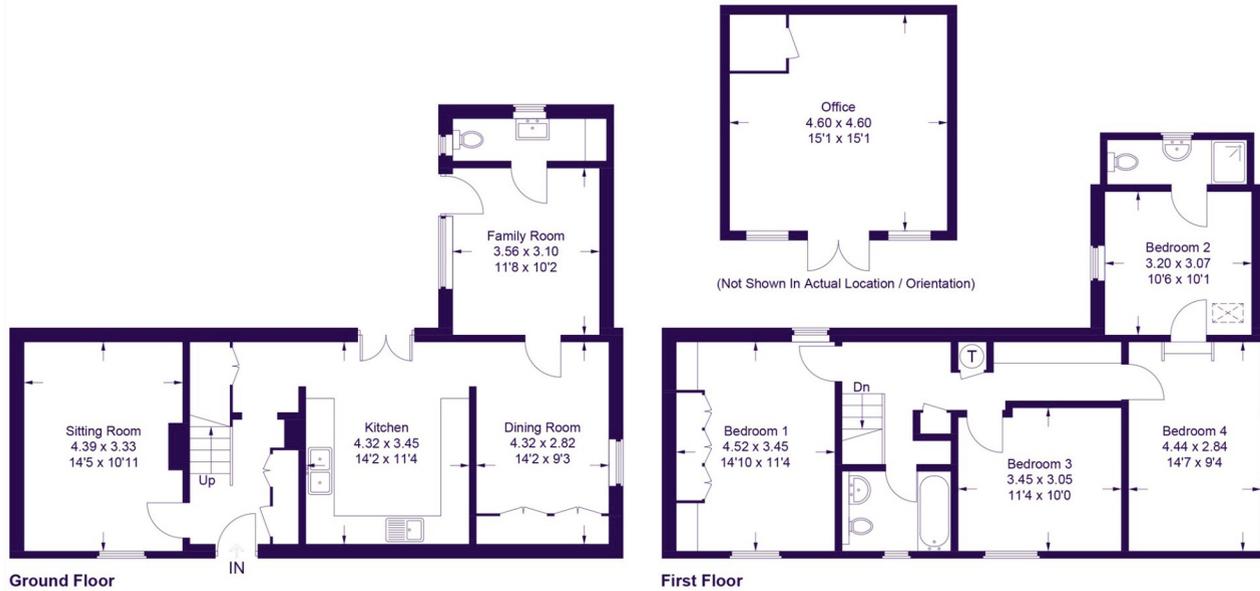
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: For satnav users the full postcode of the property is OX13 5JH



Rowan Cottage

Approximate Gross Internal Area
 Ground Floor = 68.9 sq m / 742 sq ft
 First Floor = 68.1 sq m / 733 sq ft
 Office = 21.2 sq m / 228 sq ft
 Total = 158.2 sq m / 1,703 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
		69	51
England, Scotland & Wales		EU Directive 2002/91/EC	

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