

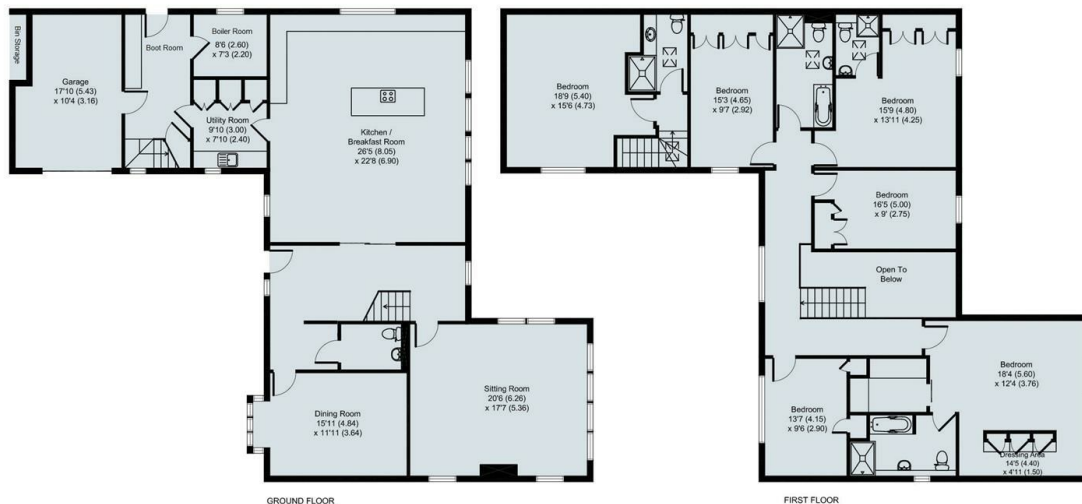


81C Eaton Road, Appleton, Oxon, OX13 5JJ

£4,995 PCM - 21st November 2024.

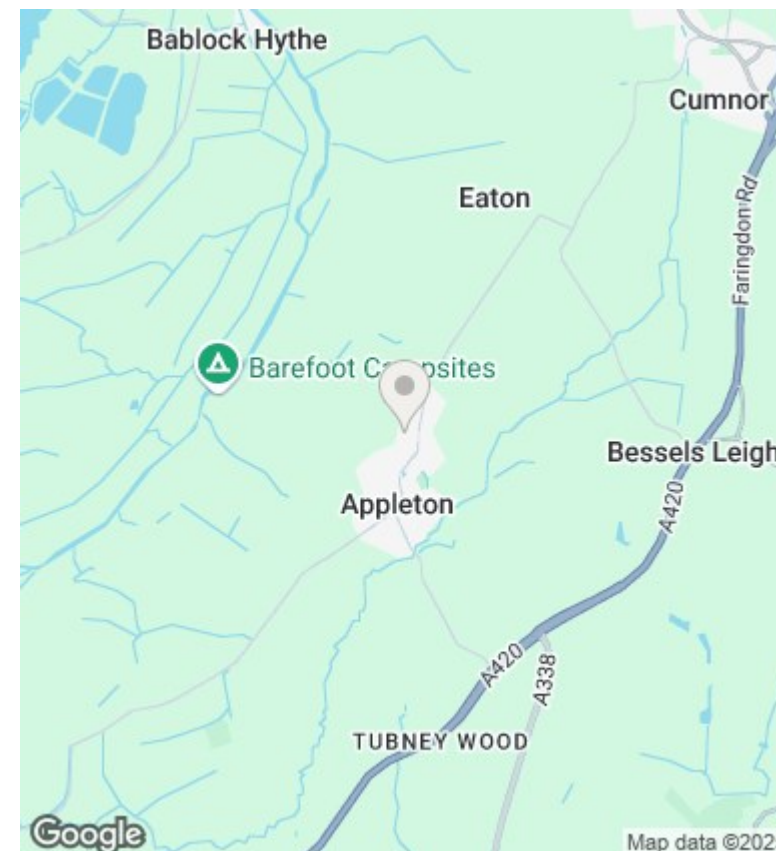
- 6 bedroom detached house built from natural stone
- Highly sought after Village with good access to Oxford, Abingdon, A34 and Oxford Parkway rail station.
- The residential accommodation totals 3821 sq ft
- Comprises a large family kitchen/dining area with doors leading out onto a delightful garden and patio overlooking open fields
- Sitting room with a wood burning stove
- Family room
- Utility room
- Useful Boot room with shelving
- Sonos sound system
- EPC Band B Council Tax Band G

APPROX. GROSS INTERNAL FLOOR AREA 3821 SQ FT / 355 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Thomas Merrifield and no guarantee as to their operating ability or their efficiency can be given.

THOMAS
MERRIFIELD
SALES & LETTINGS



Directions

Viewings

Viewings by arrangement only. Call 01235 554950 to make an appointment.

Council Tax Band

EPC Rating:

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