



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

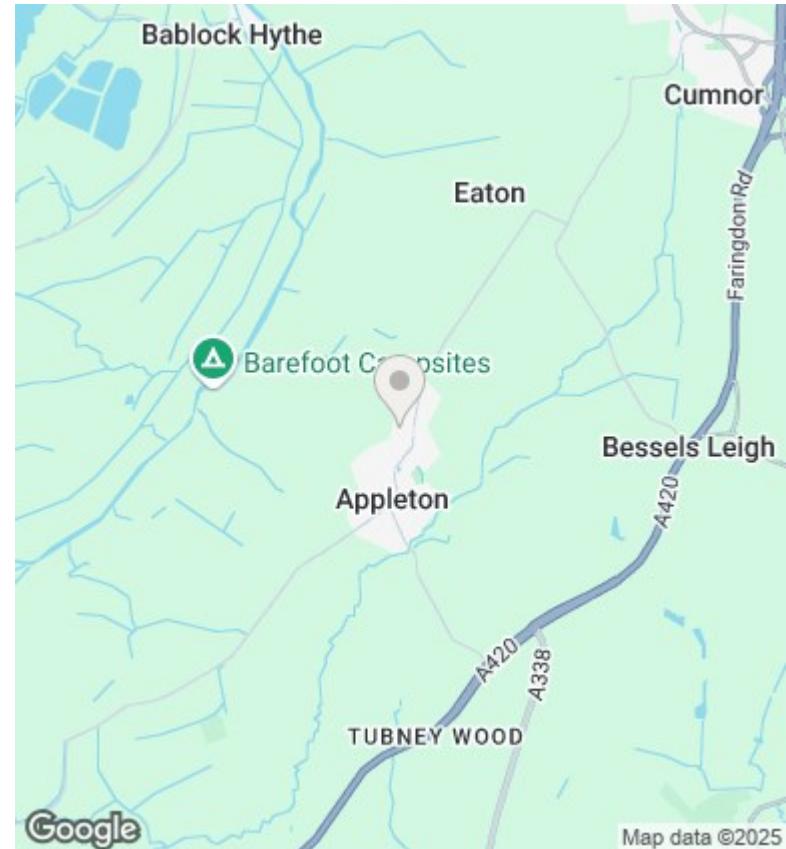
£4,995 PCM - 21st November 2024.

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



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  
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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