

# 40 EATON ROAD

APPLETON OX13 5JH

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Located in the desirable village of Appleton, this attractive family home offers exceptional, stylish and beautifully presented living space across two floors and is complemented perfectly by the generous garden, two driveways and single garage.

The landscaped gardens provide a most attractive setting featuring a high degree of privacy, well-tended generous lawn, mature trees, and vibrant flower borders. The wonderful patio areas provide a superb spot for alfresco entertaining and the whole is a safe space for children and pets alike. The two driveways provide ample private parking plus garage and side pedestrian access to the garden.

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## GUIDE PRICE

**£1,000,000**

**Generous**



Approximate Gross Internal Area  
 Main House = 195.66 sq.m / 2106 sq.ft  
 Garage = 16.99 sq.m / 183 sq.ft  
**Total = 212.65 sq.m / 2289 sq.ft**

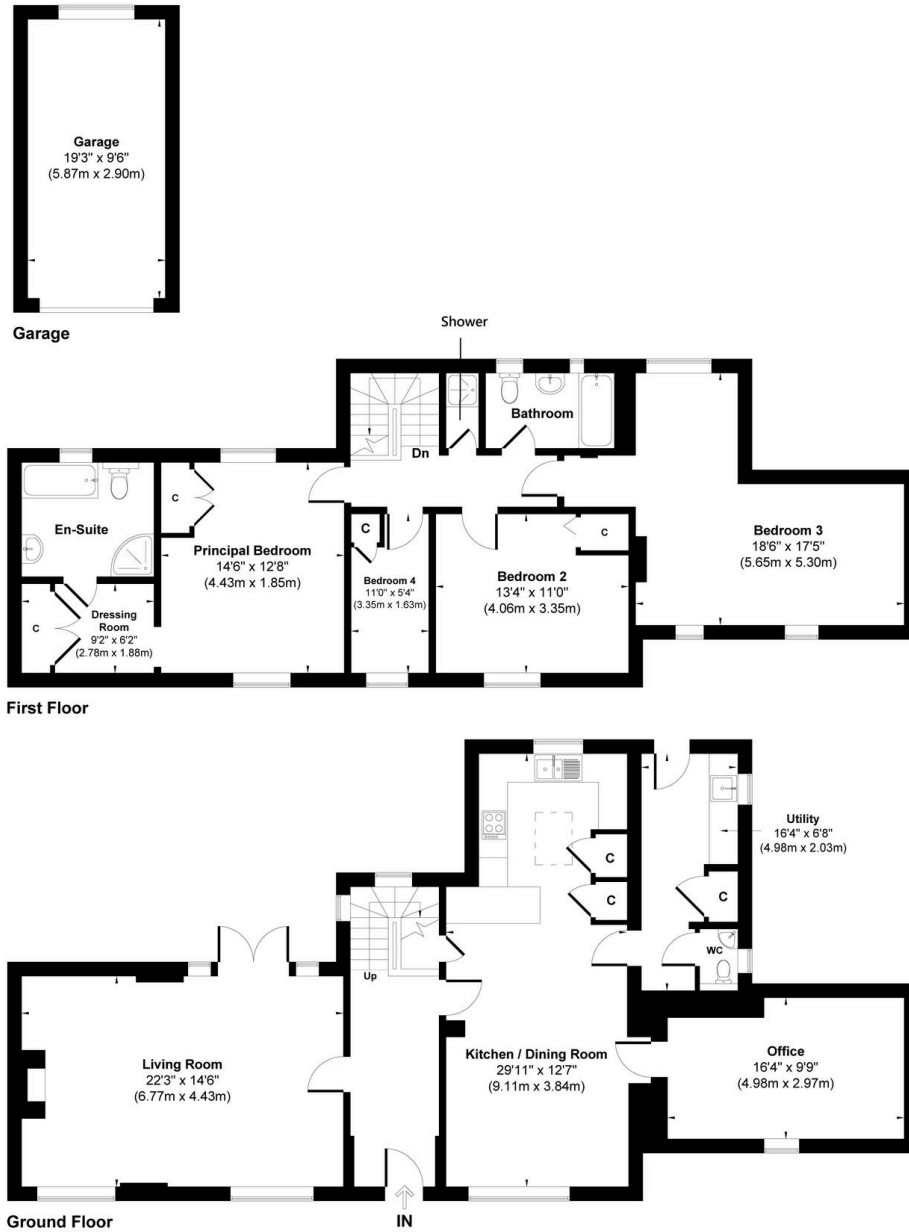


Illustration for identification purpose only, measurements approximate and not to scale.

### Council Tax:

Band G - £4,333.30

### Parking:

Single Garage & Two Driveways

### Local Authority:

Vale of White Horse District Council

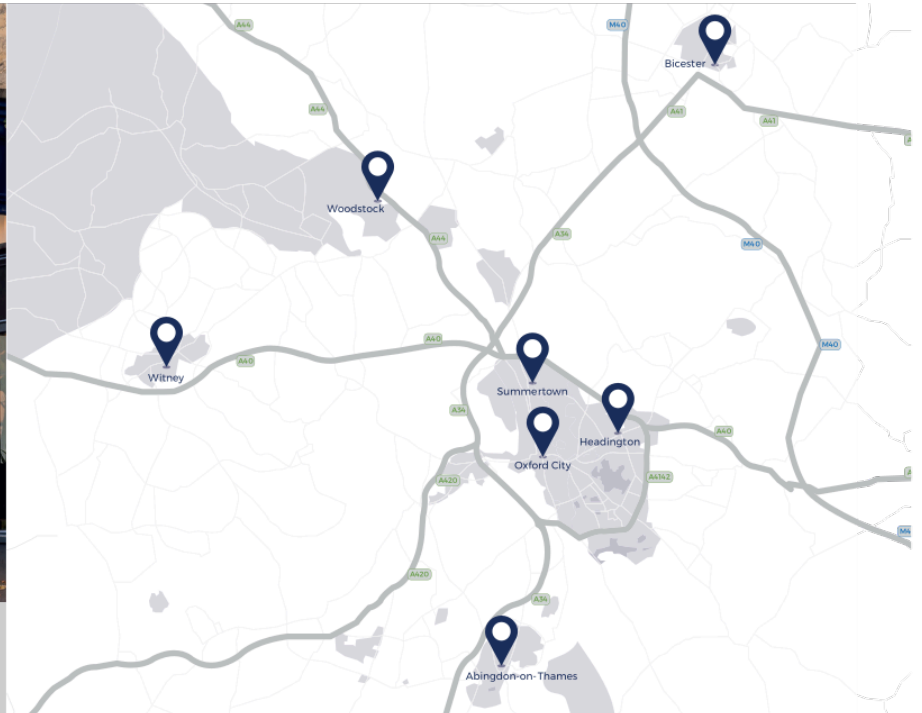


# LOCATION

*Appleton is a thriving village with an array of amenities including a village pub, community shop, village hall, playground and sports field plus cricket, tennis and football clubs. A village hall is home to an array of societies and clubs. There is a highly regarded primary school and excellent transport links with easy access to the A34, M4 and M40. It is only 12 miles from Didcot Parkway Rail station which has a regular high-speed service to London Paddington in approximately 45 minutes. Oxford Parkway is 10 miles away with regular trains running to London Marylebone. The university city of Oxford lies just 6 miles away. Nearby Abingdon and Witney offer a wider range of shopping and leisure facilities. The property is well placed for the Oxford and Abingdon schools along with nearby St Hugh's and Cokethorpe schools.*



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10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: [witney@breckon.co.uk](mailto:witney@breckon.co.uk)



**FROM LEFT:** Alex Chappell,  
Sarah Thomas, Julia Briggs,  
Rose McDermott and John Bouwer

## Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: [summertown@breckon.co.uk](mailto:summertown@breckon.co.uk)

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e: [headington@breckon.co.uk](mailto:headington@breckon.co.uk)

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t: 01235 554 040 (letting)  
e: [abingdon@breckon.co.uk](mailto:abingdon@breckon.co.uk)

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t: 01993 810 100 (letting)  
e: [woodstock@breckon.co.uk](mailto:woodstock@breckon.co.uk)

## Bicester

t: 01869 242 423 (sales & letting)  
e: [bicester@breckon.co.uk](mailto:bicester@breckon.co.uk)

## New Homes

t: 01865 261 222  
e: [newhomes@breckon.co.uk](mailto:newhomes@breckon.co.uk)

## Land Team

t: 01865 558 999  
e: [land@breckon.co.uk](mailto:land@breckon.co.uk)

## Letting and Property Management

t: 01865 20 1111  
e: [lettings@breckon.co.uk](mailto:lettings@breckon.co.uk)

## Creative Department

t: 01865 310 300  
e: [creative@breckon.co.uk](mailto:creative@breckon.co.uk)

## Bespoke by Breckon

t: 01865 765 555  
e: [bespoke@breckon.co.uk](mailto:bespoke@breckon.co.uk)



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