

# Deormed's House

*Appleford, Oxfordshire*



*Brand new high specification detached family home  
with a double garage and a private rear garden*





---

## Deormed's House High Street, Appleford, Oxfordshire OX14 4NU

### Mileages

Sutton Courtenay – 2 miles; Abingdon – 3.7 miles; Oxford – 12 miles; London – 61 miles (Distances are approximate)

### Accommodation

5 bedrooms, entrance hall, cloakroom, sitting room, kitchen breakfast room, utility room, family or dining room, study, ensuite bathroom, ensuite shower room, two bathrooms, detached double garage, ample parking, garden bedrooms, 2 reception rooms, 4 bathrooms

### Technical Specification

Hard wired Wi Fi throughout  
USB charging points in all the bedrooms and the kitchen  
Satellite television feeds in the master bedroom, sitting room and kitchen  
Electric gates with video security entrance system  
Electric garage doors  
Flower bed irrigation system

---

## Description

The quality of this house hits you from the minute you walk into the welcoming reception hall.

You step through the front door onto wood effect Italian tiles that are warmed by the underfloor heating that runs throughout the ground floor. To your left the staircase, with solid oak balustrading and handrail, leads to the first floor. On your right is a cloakroom with a stunning Bauhaus hand basin on a bespoke made, solid oak stand and a w.c. The hallway leads on to a bright and airy dual aspect sitting room with French doors to the patio and garden. Ahead of you, also overlooking the garden is the study. The impressive kitchen is triple aspect with 2 sets of French doors leading onto the patio and allowing you to fully appreciate the garden and bring the outside in. The kitchen comprises top quality units that include a striking oak mantle and NEFF appliances. A door from the kitchen leads to a good size utility room with a separate sink and plenty of additional cupboard space. The kitchen also leads to a versatile dual aspect dining/family room that is light and airy and overlooks the raised flower bed to the side of the property.

Upstairs the quality continues. On the first floor the master suite comprises a fully fitted dressing area and indulgent en suite bathroom with a bespoke made, solid oak double vanity unit, contemporary freestanding bath and Merlyn shower enclosure. There are 3 further double bedrooms, 2 with fitted wardrobes, one with an en suite shower room and a sumptuous family bathroom. A second staircase leads to a further double bedroom and a spacious bathroom that would be perfect for guests or teenage children.

---





---

## Garden and Grounds

Both front and rear gardens are particularly well maintained and offer a good level of privacy. The front is largely gravelled with attractive raised flower beds and provides ample parking. The detached double garage has a boarded loft space, accessed by a loft ladder. There is access along both sides of the house to the rear garden which is laid to lawn, again with attractive raised flower beds with an irrigation system and mature trees and shrubs.

## Situation

Appleford railway station on the Cherwell Valley Line has direct rail services to Oxford or London Paddington in approximately 60 minutes. The village is approximately two miles from the thriving town of Didcot with its many amenities, shops, and mainline rail station with direct fast train services to London Paddington in approximately 45 minutes and access onto the A34 to the M4 and the M40. The neighbouring village of Sutton Courtenay has local shops with a more comprehensive range of shops, sporting clubs, and facilities in Abingdon approximately 3.5 miles away.

Locally, there are primary schools in Sutton Courtenay, Long Wittenham and The Europa senior School in Culham as well as independent preparatory schools and senior schools in Oxford and Abingdon, which have a school bus that stops in the village including The Manor, St Helen & St Katherine, Abingdon School and prep, Our Lady's, Chandlings, Our Lady's, Cothill, Moulsoford, the Dragon, St Edwards, Summer Fields, Oxford High, and Radley College.

---





The Prime and Country House team would be delighted to show you around this property.

**Prime and Country House Department**

0207 493 8222

[prime&countryhouse@hamptons-int.com](mailto:prime&countryhouse@hamptons-int.com)

**Headington Sales**

01865 578500

[headingtonsalesoffice@hamptons-int.com](mailto:headingtonsalesoffice@hamptons-int.com)

**Hamptons International Head Office**

7th Floor, UK House

180 Oxford Street

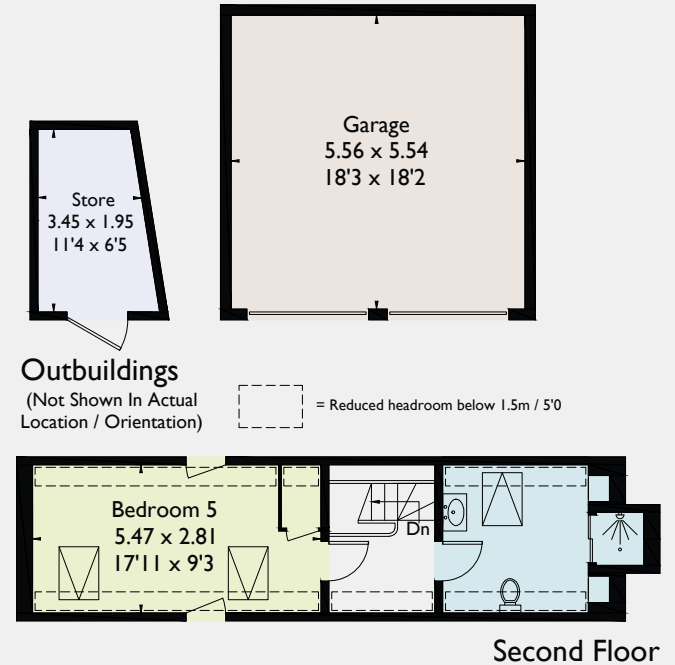
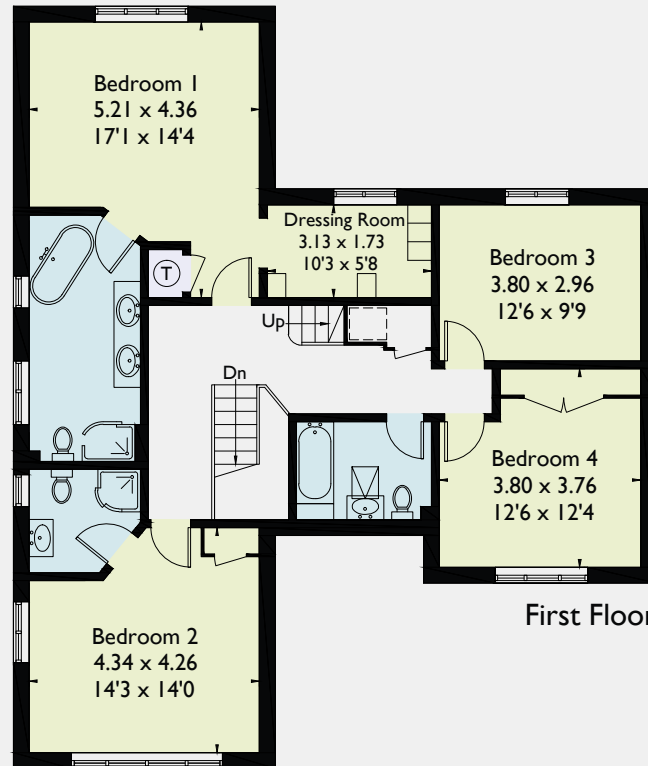
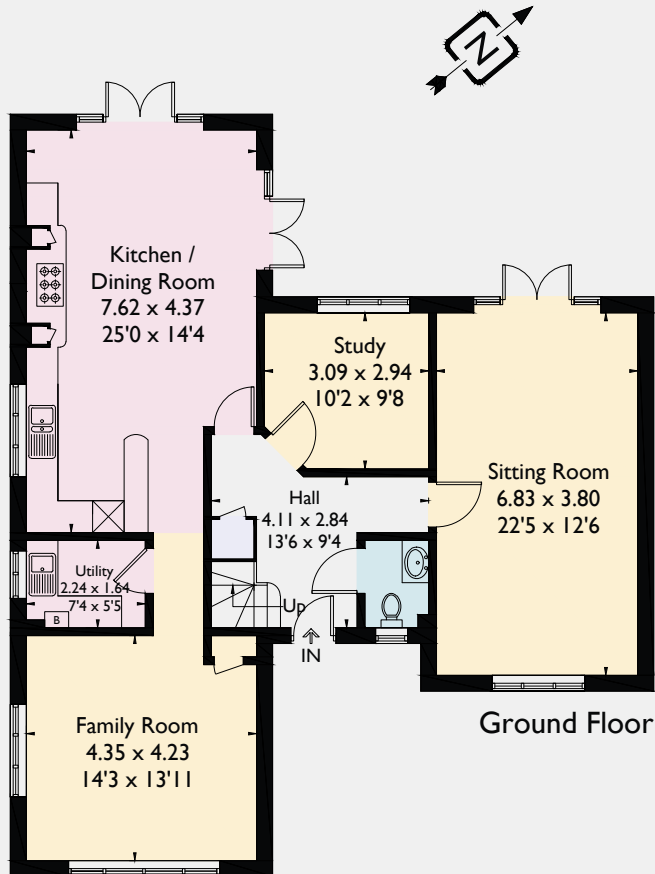
London W1D 1NN

**[hamptons.co.uk](http://hamptons.co.uk)**



# Deormed's House

Approximate gross internal area. Main house = 2,636 sq ft / 244.9 sq m, Garage = 332 sq ft / 30.8 sq m, Store = 75 sq ft / 7.0 sq m.



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

