



Appleton Dene
Yamells Hill | Oxford | Oxfordshire | OX2 9BG

APPLETON DENE

When the present owners discovered Appleton Dene they knew immediately they had found their perfect home.

It enjoys a superb, peaceful location, in a small, gated community along a private lane; yet is only a few miles from vibrant Oxford, the station and the A34. You have the best of town and country living.



KEY FEATURES

Yarnells Hill is a fantastic location which has the best of absolutely everything and makes Appleton Dene an amazing home to live in. The home has wonderful country walks close by, many local amenities, village pubs and shops, all of which are just a five minute drive from central Oxford. The property is extremely spacious and would be ideal for a large family who want to enjoy beautiful gardens.

Ground Floor

As you enter the property you are greeted with a light and open entrance. As you enter the ground floor of Appleton Dene, one of four floors in this home, you are greeted with an open entrance hallway which leads to a variety of impressive rooms including the lounge with wonderful views of the grounds, a formal dining room which leads to a stunning sunroom, and an extremely spacious kitchen with central island. The kitchen also has a separate utility room. The ground floor also has a fantastic sized reception room currently being used as the home office which also has a downstairs cloakroom in close proximity.













SELLER INSIGHT

“ The attractive, four storey property was a new build when the owners moved in fourteen years ago. It is built on a slope with the ground floor overlooking delightful garden views. The configuration also allows such a luxury of space that the family could all have their own areas, with the two children occupying the top and lower ground floors.

The house has a warm and inviting ambience throughout and this is most evident in the light flooded Garden Room, which is the beating heart of the house. It is a superb place to enjoy a morning coffee or open the French doors to wander onto the decking for a summer, al fresco breakfast. The wall of windows creates a great harmony between the house and garden.

The lounge is the perfect place for family relaxation and more sophisticated entertaining. It is a room that works throughout the year, whether you are curled up with a book by a roaring fire, sitting with the sun streaming in, or enjoying an evening glass of wine on the decking.

Appleton Dene is at its best when full of people and has been the setting for many extended family celebrations. Now the children have left home, the lower ground floor allows guests to have their own sitting room, and the large principal bedroom suite is an adult sanctuary if you wish to have some down time from busy entertaining.

The beautiful landscaped garden is a delightful mix of seasonal colour, shrubbery and lawn. A garden seat wraps around the trunk of the magnificent tulip tree making a shady refuge from the sun. The owners have opened the garden for the National Garden Scheme for the past eight years when they serve teas from the lower ground floor to visitors who are always charmed by the garden.

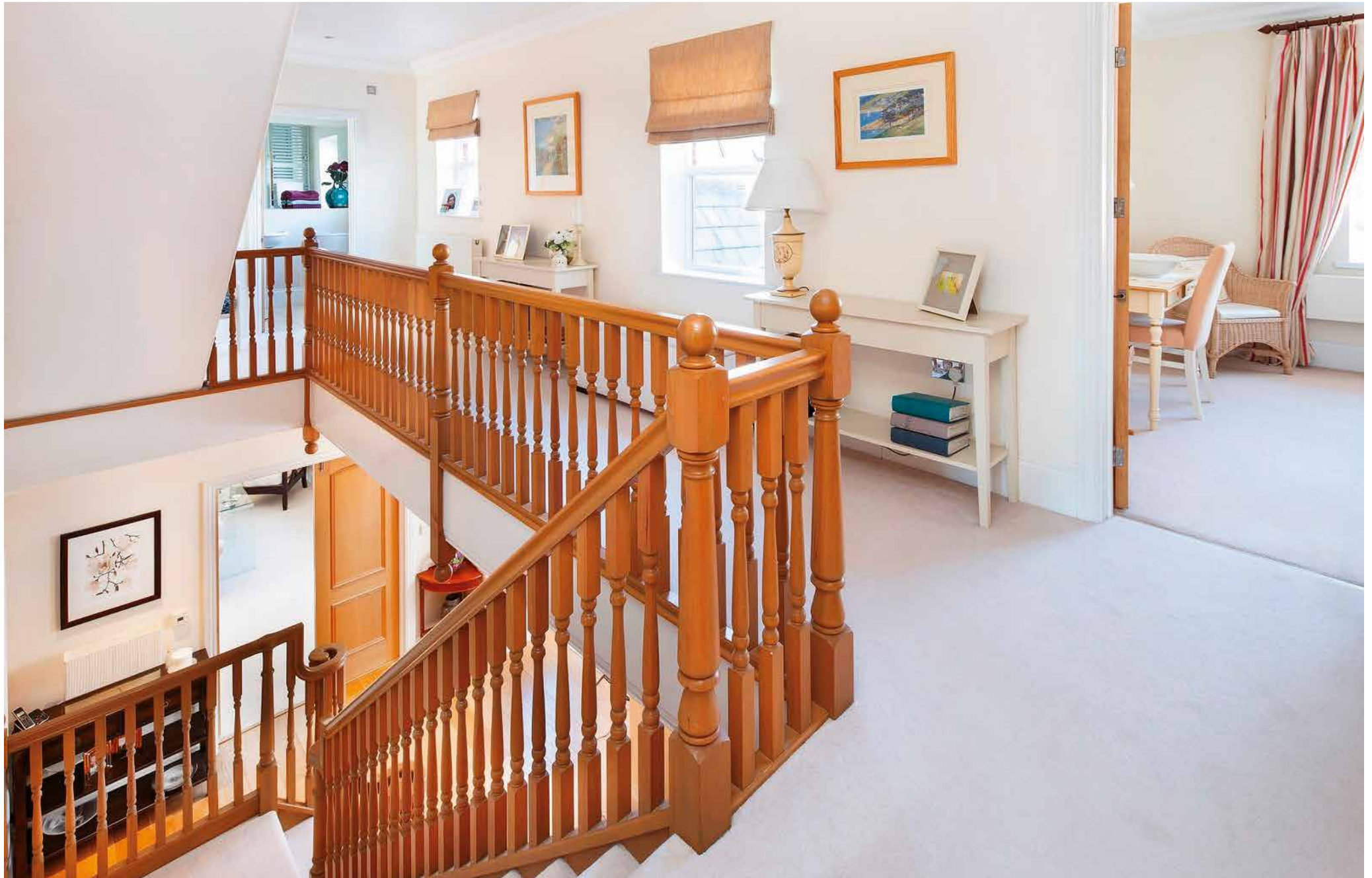
The house is ideally placed for the very short drive into Oxford, or a leisurely and pretty forty five minute walk. There are excellent schools in the area and local, attractive villages have good pubs and many bridle ways to follow at Boars Hill.

Appleton Dene is customised for an elegant and ultra comfortable living experience, and the owners have loved their time in the house. They will miss the lifestyle and convenient location. However the time has come to downsize, and they take away many happy memories.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

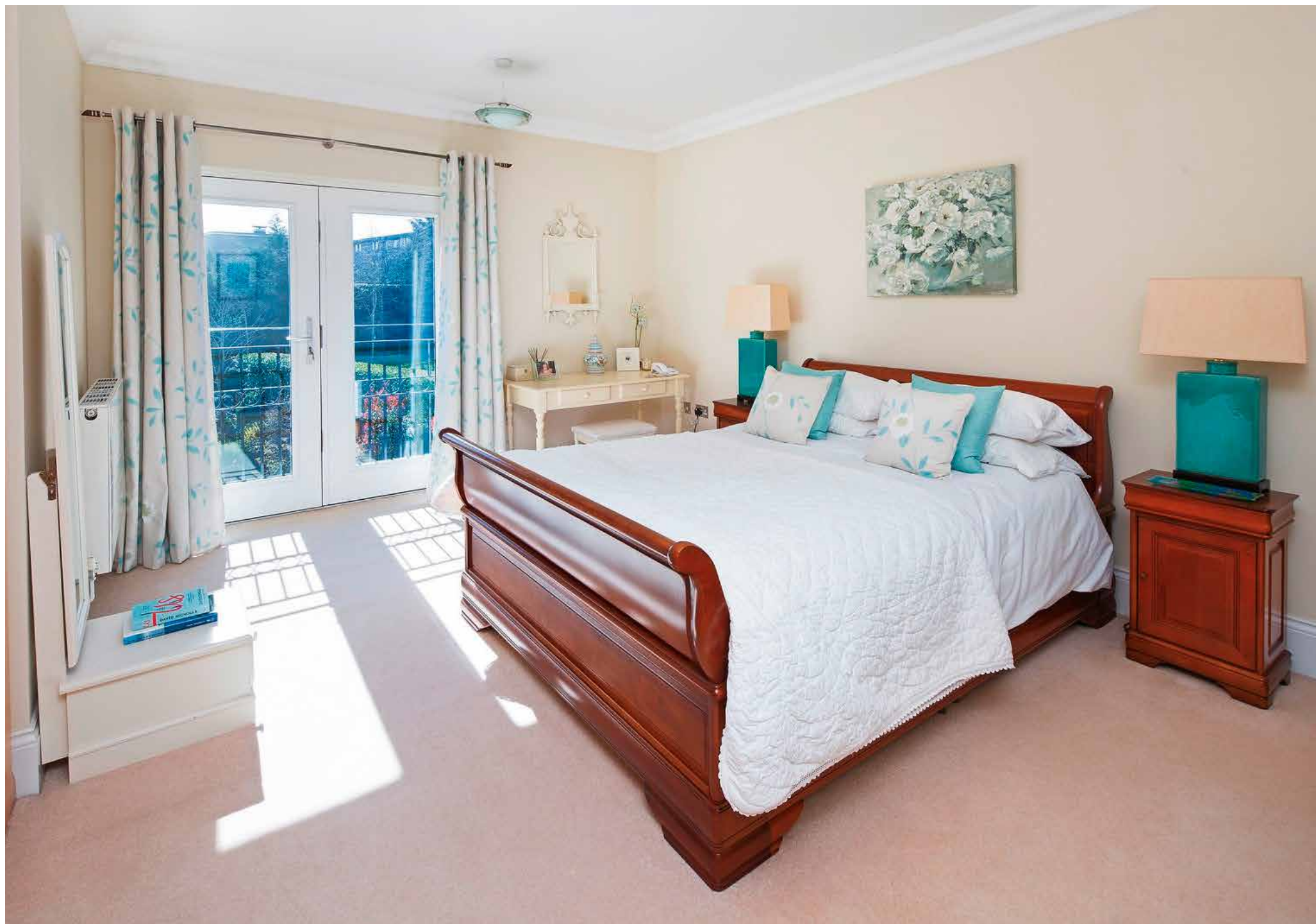
First Floor

There are six bedrooms in the main house, four of which are located on the first floor. The principal suite is a wonderful and spacious room and has a Juliet balcony where one can enjoy views of the gardens and central Oxford in the distance. There is also a large en suite to this room as well as to bedroom number two on this floor. Bedrooms three and four have access to the family bathroom.









Second Floor

The top level of Appleton Dene is phenomenal; an entire floor which is spread across the width of the home and includes a huge bathroom, a landing space which is currently used as another office and a large bedroom with double aspect windows and again amazing views of the spectacular gardens and the Spires of Central Oxford.

Basement

The lower level is very spacious. This has been the perfect space for the current owners' children and for visiting guests and families. There is plenty of storage, a huge double bedroom, a lounge, a dining area, an en suite and a large pantry area which has room for a kitchenette. The ground floor has separate access from the rear gardens.









LOCATION



Appleton Dene is located on a very desirable private and gated development at the top of Yarnells Hill. It has a rural feel yet benefits from some amazing local amenities just a couple of minutes away. It is just a five minute drive or a forty minute stroll into Central Oxford. Some of the best schools in the country are close to the home and there's easy access to London, Oxford, Heathrow etc. There is a golf course just a few minutes away, the Fishes which is an amazing local pub/restaurant, two supermarkets, butchers, florist etc all within walking distance. There are some wonderful country walks close by. The property has the best of everything if you're looking for a rural feel yet the close proximity to all amenities and the city life.

Local Schools

Dragon School	3.5 miles
St. Edwards School	4.0 miles
Matthew Arnold School	0.5 miles
Harcourt Hill Campus	0.5 miles
Botley Primary School	0.7 miles
North Hinksey C of E Primary School	0.7 miles
Magdalen College School	2.1 miles
Headington School	5.6 miles

Train stations

Oxford statio	2.1 miles
Oxford Parkway	6.8 miles







INFORMATION

Services

Mains water, gas and electricity.

Tenure

Freehold

Local Authority

Vale Of The White Horse

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 / 07369 211 735

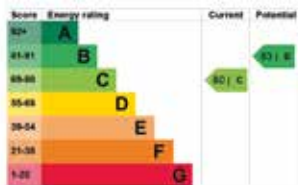
Website

For more information visit www.fineandcountry.com/uk/oxford

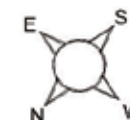
Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment

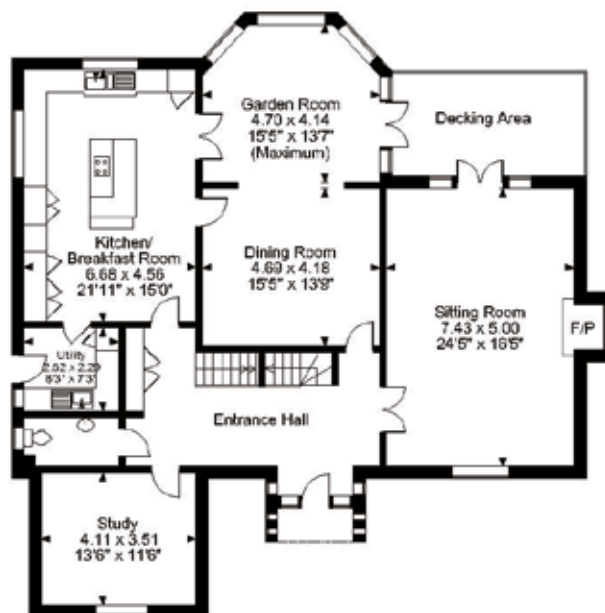
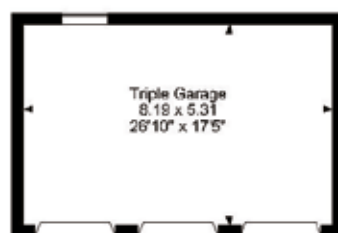




Appleton Dene Yarnells Hill, Oxford
Approximate Gross Internal Area
Main House = 4882 Sq Ft/454 Sq M
Garage = 468 Sq Ft/43 Sq M
Store & Summer House = 212 Sq Ft/20 Sq M
Quoted Area Excludes 'External Decking Area'

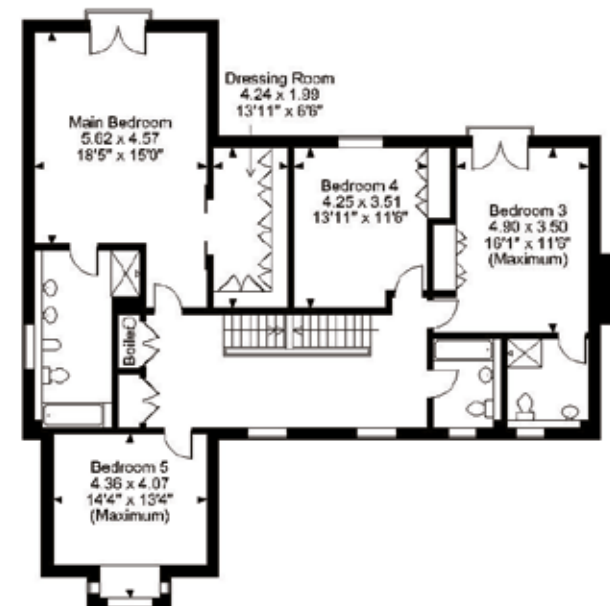
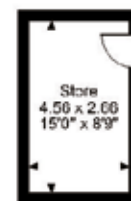


Lower Ground Floor



Ground Floor

Summer House
2.95 x 2.88
9'8" x 9'5"
(Maximum)



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



DAMION MERRY

PARTNER AGENT

Fine & Country
07369 211 735
damion.merry@fineandcountry.com

Damion has spent the last 20 years in the luxury market all over the world, for 8 years Damion was involved with the most luxurious properties all over California. After returning to Oxford he became the author of Oxford's Finest and partnered with Fine & Country and brings a weekly property blog and content of everything five star within Oxfordshire. He focuses on not just the home, but the lifestyle and the surrounding areas to build maximum value.

His extensive knowledge of Oxfordshire and having clients of the highest net worth in the world and being a marketing expert, he has the ability to market your property with absolute focus on exposure, presentation and service.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country
267 Banbury Road, Summertown, Oxford, OX2 7HT
Tel: 07369 211 735 | damion.merry@fineandcountry.com

