



Oliver  
James





High Street, Drayton,  
Nr Abingdon, OX14 4JW

**£600,000**

### Description

A period detached cottage with more recent additions, situated in the older part of the village close to the church and with gardens backing onto The Grange, offering an open aspect to the rear of the garden.

The accommodation consists of four bedrooms, two reception rooms and a first floor bathroom with a kitchen/breakfast room, ground floor shower/cloakroom and a hobbies/utility room. Although ready for general updating features include a sitting room with bay window and lovely fireplace, exposed timbers, gas central heating and a cellar under the dining room.

Outside there is a good sized, well established garden, numerous mature trees and bushes offering privacy with a detached garage and driveway. Outbuildings include a small sunroom and green house.

The property offers potential for further improving and extending subject to consents. room.







## Directions

Leave Abingdon via Ock Street and continue down to the two mini roundabouts. Turn left onto the Drayton Road and continue out of Abingdon.

On entering Drayton village continue to the centre of the village and turn left at the roundabout into the High Street. Proceed along the High St and the property will be found on the left hand side just before the church.

## Location

Situated in the village conservation area along the High Street and a short walk from the village facilities.

Primary schooling is available in the village and Drayton has excellent facilities including two shops and Public houses. The nearby village of Steventon has an award-winning Farmhouse Bakery and the property is close to Drayton Golf Course.

There is an extensive network of footpaths and bridleways offering many circular routes from the village. There are excellent commuter links with nearby access to the A34 leading to the M4/M40. Didcot Parkway main line station is a short drive away (London Paddington 40-45 minutes fast train).

Both Abingdon and Didcot are accessible from the village by road and by a regular bus service.







## High Street, OX14

Approximate Gross Internal Area = 158.8 sq m / 1709 sq ft  
(Including Workshop)  
Cellar = 11.3 sq m / 122 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 184.8 sq m / 1989 sq ft

## Oliver James

For further information, please contact:

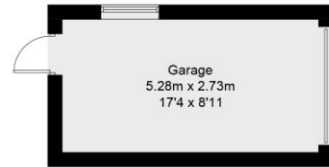
### Abingdon Office

[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

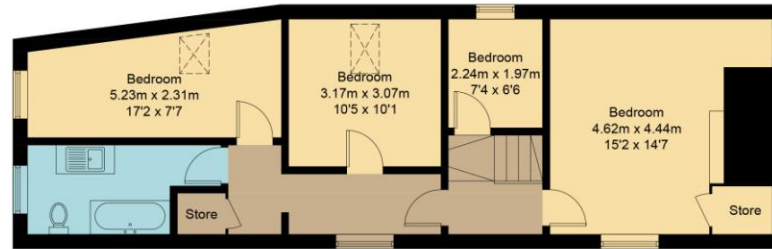
E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)

T: 01235 555007

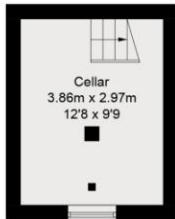
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



First Floor



Cellar Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography, Oliver James.  
Unauthorised reproduction prohibited. (ID919959)



### EPC Rating F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.