



Oliver  
James





Corneville Road,  
Drayton,  
Nr Abingdon, OX14 4HN

**£750,000**

### Description

Offering 2285 sq ft of superbly presented accommodation, this deceptively spacious home is located in the village of Drayton on a quiet, no through road.

The original property has been extended and renovated in 2014 and offers flexible accommodation with four double bedrooms, optional fifth bedroom/study on the ground floor and three bath/shower rooms.

The living space is positioned to the rear of the property with both principal rooms overlooking the rear garden, the 21ft sitting room has a wood burning stove and the kitchen/dining room is 22ft in length, in addition there is a utility room.

Outside the property is a large driveway with ample parking and a garage to the side. Further outbuildings include a recently installed log cabin and large greenhouse in the rear garden plus established sheds.

The secure rear garden is a good size, attractively laid out with a large patio, vegetable garden and established borders plus lawn.







## Directions

From the town centre leave Abingdon along 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 take the second right into Corneville Road and the property will be found on the right.

## Location

Situated in a no through road and a short walk from 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).

Abingdon, Didcot and Oxford are accessible from the village by road and by regular buses.

## Agents Notes

The property was renovated and extended by the present owner in 2014 with a comprehensive program of improvements including new electrics and plumbing. There is a newly installed water softener and outside in the rear garden the rain water is recycled and stored in large tanks to provide pumped water for the vegetable garden when required. 1000mb Ultrafast broadband is available. Good local tracks for dog walking.



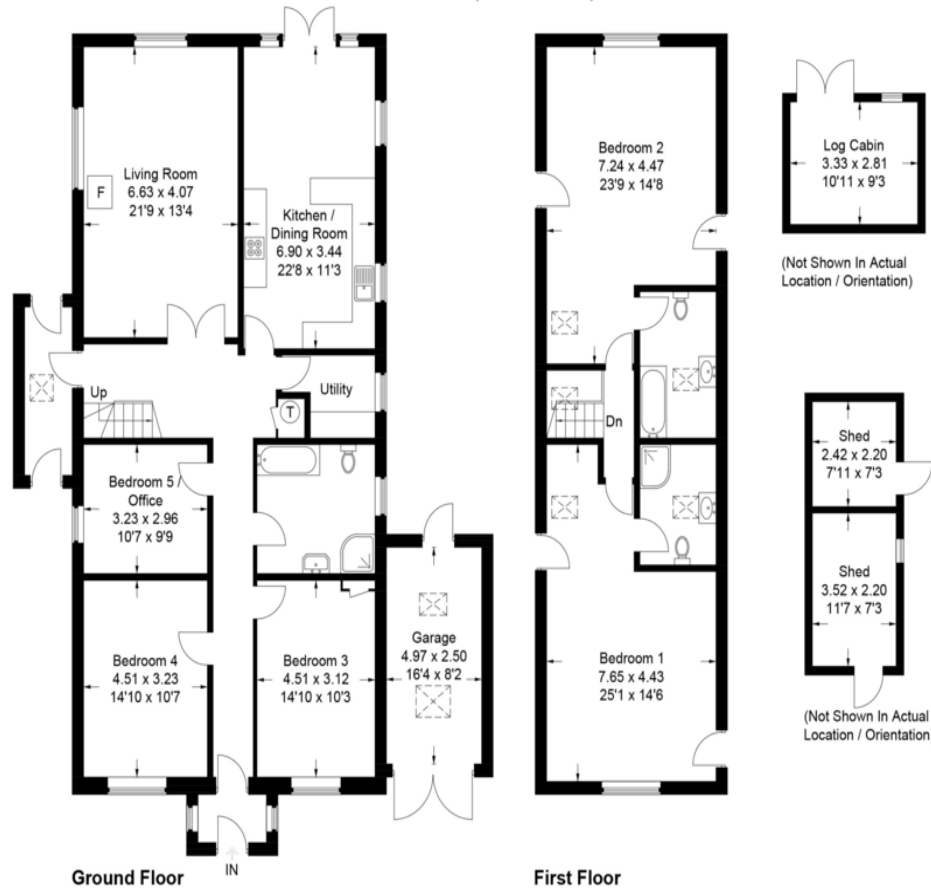
Approximate Gross Internal Area  
 Ground Floor = 137 sq m / 1,475 sq ft  
 First Floor = 75.3 sq m / 810 sq ft  
 Outbuildings = 35.5 sq m / 382 sq ft  
 (Including Garage)  
 Total = 247.8 sq m / 2,667 sq ft



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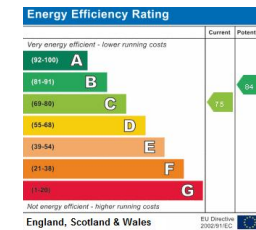
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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