



Oliver
James



Barrow Road,
Drayton
Nr Abingdon, OX14 4SU

£795,000

Description

An individual detached family home situated along a quiet lane leading to 4 other houses and a farmyard on the edge of the village with countryside walks on the doorstep.

The property offers light and airy accommodation with four bedrooms and three bath/shower rooms with a flexible arrangement of ground floor rooms presenting four reception areas all centred around a lovely 27ft farmhouse style kitchen/family room.

Central heating is gas to radiators with electric underfloor heating in the integrated kitchen and the property is double glazed with doors leading out onto the south facing garden from both the kitchen and sitting room/snug.

On the first floor are three double bedrooms and a large single, with good built-in storage and a principal bedroom 16ft in length, benefitting from an updated en-suite wet room. The family bathroom has also been updated.





The property is accessed via a wooden gate leading to a large gravelled driveway and parking area and lawn to the front of the property forming a wraparound garden with the rear south facing garden and the large side and rear sun terrace.

The single garage is a good size and features an electric roller door and a personal door leading into the rear hall of the house.

There is an opportunity to extend the property subject to consents and the option to form annexed accommodation if desired, from the existing ground floor shower room, sitting room and single integral garage.

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 property is close to 18 hole 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 a regular bus service. Good dog walking in the immediate area.





Walnut Cottage, OX14

Approximate Gross Internal Area (Including Garage) = 201.9 sq m / 2173 sq ft
Shed = 4.1 sq m / 44 sq ft
Total = 206.0 sq m / 2217 sq ft
Garden / Driveway = 539.4 sq m / 5806 sq ft

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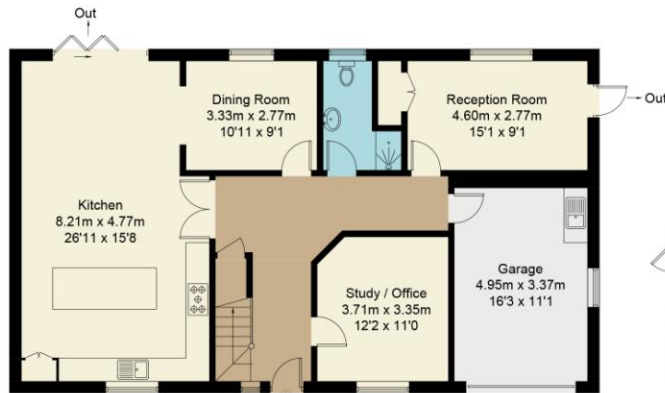
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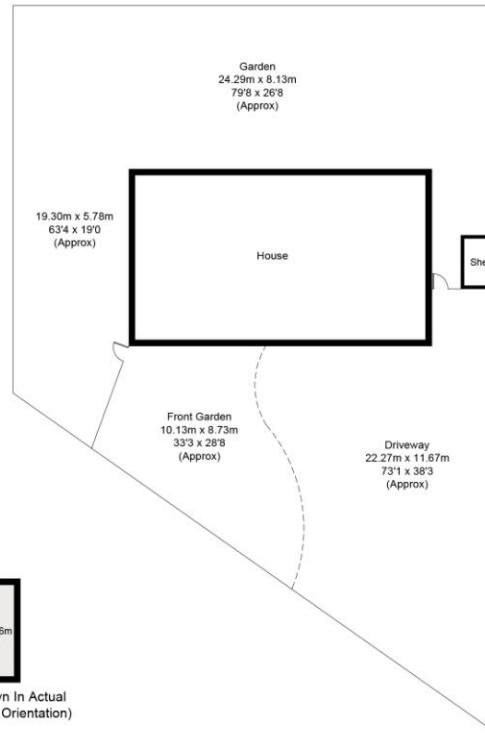
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First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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