



13 Lesparre Close, Drayton OX14 4FN



13 Lesparre Close

Attractive design of larger modern three bedroom detached family home, forming part of this small select no-through village location offering easy pedestrian to many nearby amenities complemented by well maintained south facing rear gardens, sold with no ongoing chain.

Lesparre Close is a small, select development located in the heart of this popular village offering an excellent range of amenities including general store, post office, newsagents, hardware store, two public houses, primary school, two churches and an excellent 18-hole golf course. Useful distances include Abingdon town (circa. 2.5 miles), Oxford city (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junction 8 or 9 and the M4 at junction 13 at Newbury and Didcot mainline railway station provides a direct line to London Paddington for commuters.

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Leave Abingdon and proceed into the village of Drayton using the Abingdon Road. Take the fourth turning on the left hand side onto Lesparre Close where the property is found some way down on the right hand side in numerical order.





Key Features

- Entrance hall leading to cloakroom and well equipped kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances and utility room
- Separate dining room and delightful living room with attractive fireplace and large double glazed bay window with French doors overlooking the south facing rear gardens
- Impressive first floor main double bedroom with built-in wardrobe cupboards and en-suite shower room with white suite
- Two further double bedrooms complemented by family bathroom with white suite
- PVCu double glazed windows, mains gas radiator central heating (efficient condensing gas boiler), Mega Flow pressurised water system and the property would be sold with no ongoing chain
- Front gardens providing hard standing parking facilities leading to integral garage with electronically operated up and over roller door
- Well maintained south facing rear gardens featuring patio and lawn - the whole enclosed by fencing

Council Tax band: E Tenure: Freehold EPC: C

Bedrooms: 3

Bathrooms: 2

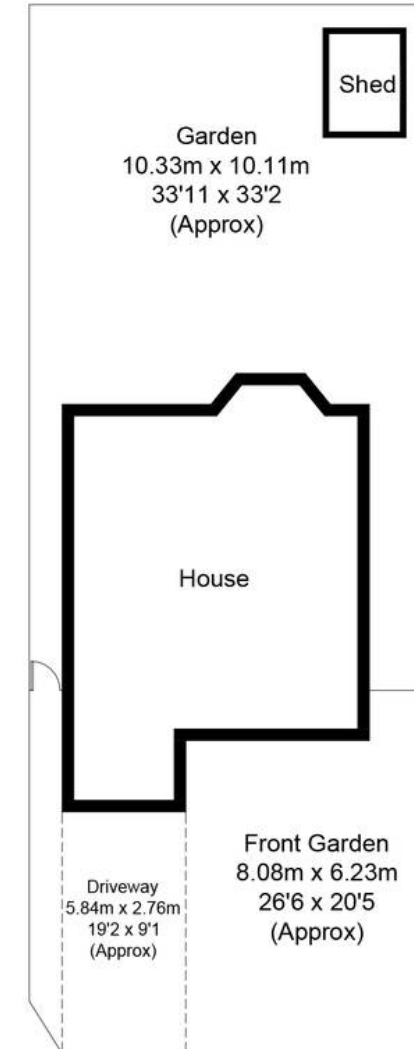
Reception Rooms: 2





Lesparre Close, OX14

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 119.3 sq m / 1284 sq ft
Shed = 4.7 sq m / 51 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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