



Sage Cottage, 5 Cheers Farm, Drayton, OX14 4JW

£625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superbly appointed & extremely well specified mid terrace barn style house situated in Drayton village, forming part of a small development of just three houses.

The accommodation is arranged over three floors, with the ground floor providing underfloor heating, a good sized sitting room, cloakroom & a large open plan superbly fitted kitchen/dining room with Oak fronted kitchen units, granite work surfaces & Siemens built in appliances.

On the first floor there are three bedrooms, two generous double bedrooms, both with built in mirrored wardrobes, one with an ensuite bathroom, the other a Jack & Jill private or shared ensuite bathroom. The third can be either a bedroom, or is perfect as an office. On the top floor is the primary bedroom. This generous space accommodates a super king bed, & includes a mirror fronted wardrobe. The ensuite features Duravit double basins, heated towel rail & full wall length shower.

To the rear of the property is a beautifully maintained & private south facing garden, with a large patio area adjacent to the house. There is a side access, & two parking spaces with additional visitor space.





Key Features

- Superb open plan kitchen/dining room
- UPVC double glazed windows
- Gas central heating
- Underfloor heating to the ground floor
- Four double bedrooms
- Council tax band: F
- EPC Rating: C
- No onward chain
- Two car parking spaces

The Location

Leave Abingdon town centre along Ock Street turning left at the double mini roundabouts onto the Drayton Road. Proceed out of Abingdon, & on into the village of Drayton, turning left at the mini roundabouts in the centre of the village onto the High Street. Proceed for approximately 1.5 miles where the turning to Cheers Farm can be found on the right hand side. Proceed into Cheers Farm, & follow the lane to the end where the property can be found ahead of you.

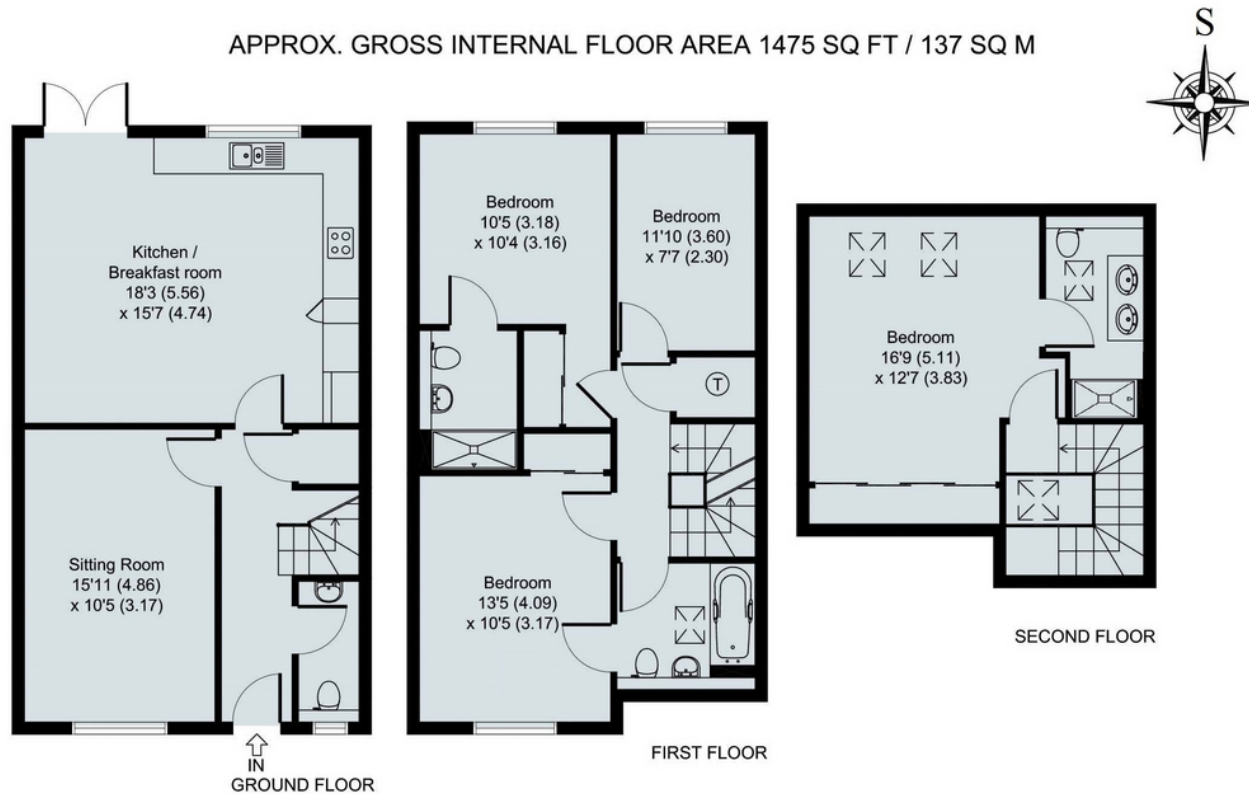


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APPROX. GROSS INTERNAL FLOOR AREA 1475 SQ FT / 137 SQ M



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