



Plough Lane, Drayton, OX14 4GJ

Guide Price £745,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Benefiting from a corner plot the house offers spacious light and generously proportioned accommodation over two floors. The ground floor consists of a good size entrance hall generous living room and a double aspect second reception room perfect as a snug or office. The heart of the home is undoubtedly the striking social kitchen/dining/family room. With a bespoke re-fitted kitchen, ample room for dining, and informal living space with double doors opening onto the gardens. There is a separate utility and ground floor WC. To the first floor are four double bedrooms with both the principal bedroom and guest bedroom benefiting from en-suite bathrooms. The modern family bathroom completes the floor.

Externally the property benefits from driveway parking for several vehicles plus a detached double garage. There is a carpeted stair case that takes you up to a huge room above the garage offering potential for a multitude of uses a games room occasional bedroom cinema room or even annex potential with the relevant works and permissions. There are corner plot gardens and a paved terrace. A superb and rarely available family home.







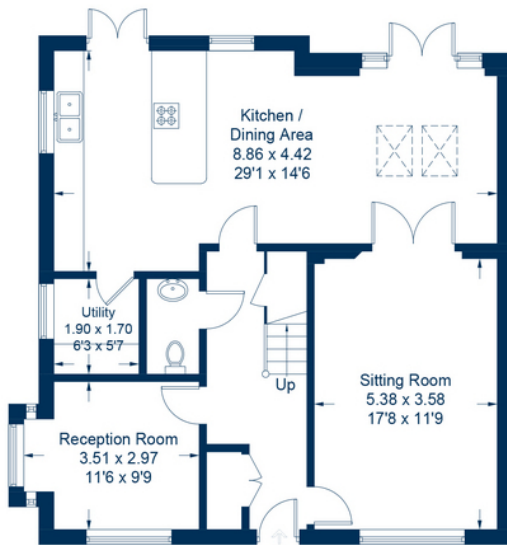
## Key Features

- Stunning detached family home
- Two reception rooms
- Striking 'Wren' kitchen/dining/family room with separate utility room
- Four bedrooms
- Three bathrooms
- Double garage with versatile room above
- Generous parking
- Wonderful countryside views
- Council Tax band F
- EPC Rating B

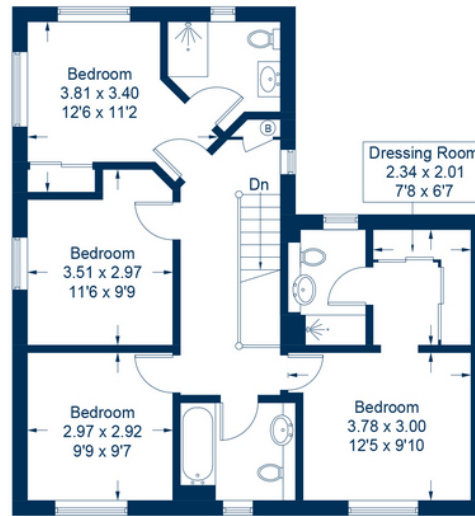
## The Location

Pleasantly and conveniently situated within the popular village of Drayton which has a range of amenities and approx. 2 miles south of Abingdon on Thames which provides more comprehensive shopping schooling and recreational facilities. Didcot Parkway is also within 6 miles with a main line connection to London Paddington in approximately 45 minutes. The nearby A34 connects northbound to Oxford and the M40 southbound to the M4. Major centres of employment including the business park at Milton Park (approx. 3 miles) and the range of scientific establishments in the Harwell vicinity (approx. 4 miles)

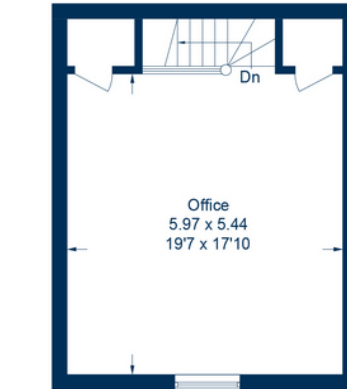
Approximate Gross Internal Area  
 Ground Floor = 84.5 sq m / 910 sq ft  
 First Floor = 68.7 sq m / 739 sq ft  
 Outbuilding Ground Floor = 39.6 sq m / 426 sq ft  
 Outbuilding First Floor = 39.1 sq m / 421 sq ft  
 Total = 231.9 sq m / 2,496 sq ft



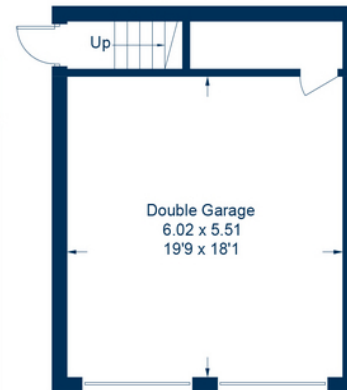
Ground Floor



First Floor



Outbuilding First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding Ground Floor

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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