



Walnut Way, Drayton, OX14 4FY

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a desirable position fronting an open green, this beautifully presented three-bedroom home offers stylish and spacious accommodation. The owners have put their own stamp on the property, making it a ready-to-move-into home. The welcoming entrance hall features Amtico flooring, ample storage, and a cloakroom. The impressive 18' open-plan kitchen/dining room boasts sleek units, integrated appliances, a high-gloss tiled floor, and French doors opening to the rear garden. The bright and airy 18' double-aspect sitting room also enjoys French doors leading outside.

Upstairs, the master bedroom benefits from built-in wardrobes and a contemporary en-suite. A second double bedroom overlooks the open green, while a spacious third bedroom and modern family bathroom complete the first floor.

Externally, the front garden provides driveway parking leading to a detached garage, while the well-maintained, generous enclosed rear garden offers a fantastic outdoor space.





Key Features

- Stylish three-bedroom home overlooking an open green
- Spacious 18' kitchen/dining room with French doors to garden
- Bright dual-aspect sitting room with additional French doors
- Master bedroom with built-in wardrobes & modern en-suite
- Generous enclosed rear garden with patio & lawn
- Detached garage & driveway parking for multiple vehicles
- Sought-after village location with excellent local amenities
- Council Tax Band D - EPC Rating B

The Location

Nestled in the sought-after village of Drayton, Walnut Way offers the perfect blend of countryside charm and modern convenience. This peaceful residential area is just a short drive from Abingdon town centre, providing excellent access to local amenities, including shops, cafes, and highly regarded schools.

Drayton itself is a thriving village with a welcoming community, featuring a local pub, a village hall, and scenic countryside walks right on your doorstep. Commuters will appreciate the easy connections to Oxford, Didcot, and the A34 for links to the wider region.



Approximate Gross Internal Area 1207 sq ft - 112 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m

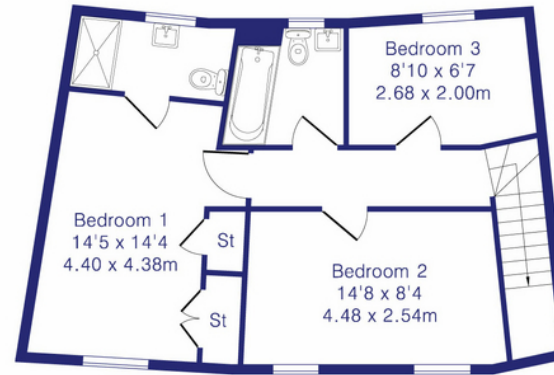
Garage Area 233 sq ft – 22 sq m



Garage



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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