



Manor Farm Barn The Green, Drayton, OX14 4JA

Guide Price £900,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A four bedroom semi-detached Barn, thoughtfully and imaginatively converted from a former substantial single barn of considerable distinction, to provide a contrasting pair in terms of their unique architectural appearance, and successfully complimenting each other with their own personal design features.

Superlatives abound to describe the character and overall appeal of the accommodation, which is comfortably proportioned, light and airy, and provides a high degree of flexibility suited to cater for practical and lifestyle requirements.

There is a fabulous 30' x 22' primary reception room with further 14'6 x 13'6 harmonious adjacent kitchen area, which is extremely well fitted and equipped, with the benefit of a separate utility room. Additional separate receptions include a family room with full width floor to ceiling windows and a study.

Four generous size first floor bedrooms are complimented by two having en-suites and there being a separate family bathroom with bath and shower cubicle; all with stylish sanitary ware.

Ample private car standing and lovely established rear garden, laid predominantly to lawn with an established backdrop of trees. Summer house/studio/home office, 11'10 x 10' shed and wood store.







## Key Features

- Circa 2411 sq ft accommodation
- Gas central heating to radiators
- Many impressive vaulted beamed ceilings
- Galleried landing. Exposed wall timbers
- 3 car driveway parking
- EPC Rating: C
- Council tax band: F
- Underfloor heating to the ground floor, radiators to the first floor





## The Location

Forming part of a traditional former farm complex, in a courtyard style setting comprising an eclectic and endearing range of fully refurbished character homes, pleasantly tucked away just off the green, in the heart of this well-located community village, which caters more than adequately for most everyday needs.

The historic market town of Abingdon-on-Thames is within 3 miles, providing more comprehensive shopping, schooling and recreational amenities.

For commuters, Didcot Parkway is within 6 miles, providing a regular mainline connection to London Paddington in as little as 36 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

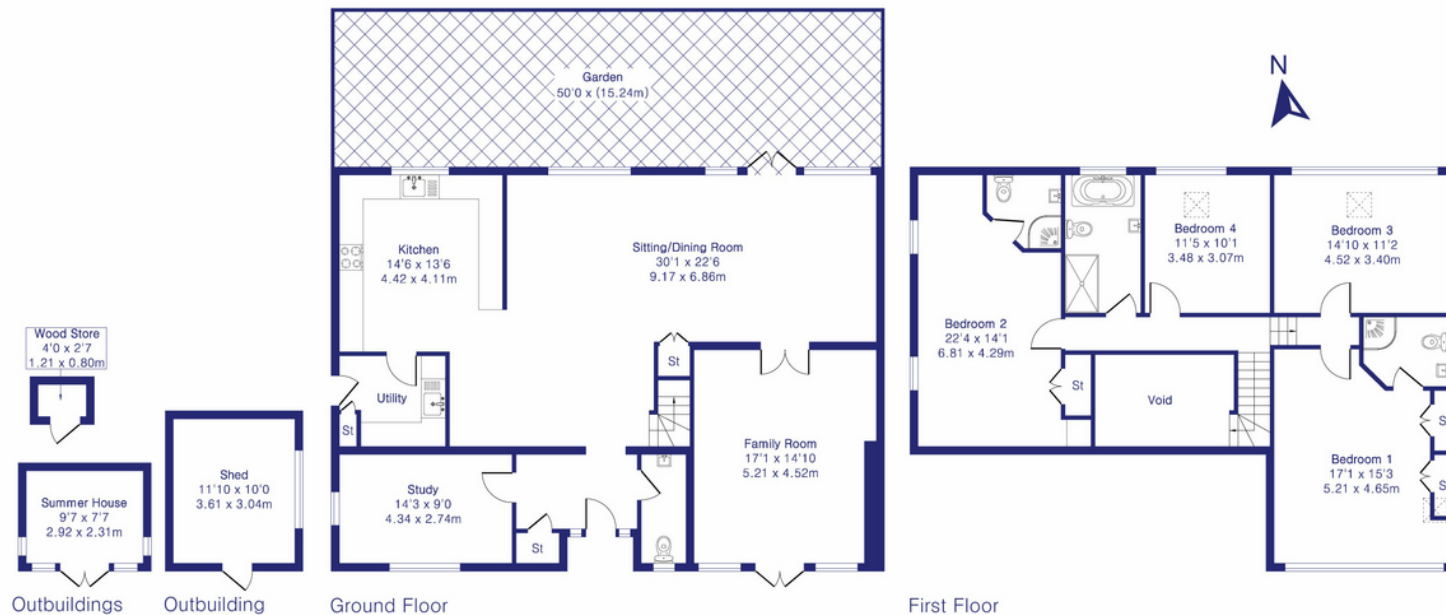


### Approximate Gross Internal Area 2612 sq ft - 242 sq m

Ground Floor Area 1383 sq ft – 128 sq m

First Floor Area 1028 sq ft – 95 sq m

Outbuilding Area 201 sq ft – 19 sq m



Outbuildings

Outbuilding

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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### Abingdon Office

51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000

E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

