



Abbot Crescent, Abingdon, OX14 4GY

Guide Price £775,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well-proportioned four-bedroom detached home, set in the desirable village of Drayton—conveniently located near public transport, local shops, green spaces, and countryside walks.

Built to a modern standard, the property features high ceilings, bay windows, and quality finishes throughout. Accommodation includes two en-suite bedrooms, a walk-in wardrobe in the main bedroom, built-in wardrobes in three of the bedrooms, and a generously sized rear garden—one of the largest within the development.

The ground floor offers a flexible layout with a reception room, integral garage, cloakroom, under-stairs storage, and a spacious open-plan kitchen/dining area fitted with integrated appliances and a central island. A separate utility room and a comfortable lounge provide additional living space.

Upstairs, there are four well-sized bedrooms. The main bedroom includes an en-suite and walk-in wardrobe, while the second bedroom also has its own en-suite. Bedrooms three and four are served by a modern family bathroom, with a wide landing adding to the sense of space.

Externally, the property includes driveway parking, side access, and a large, private rear garden with a mix of patio and lawn areas.





## Key Features

- Four spacious bedrooms, including two with en-suite bathrooms
- Walk-in wardrobe in the main bedroom
- Large open-plan kitchen/diner with integrated appliances and central island
- Separate utility room and ground floor cloakroom
- Versatile reception room and generous lounge
- Integral garage with additional driveway parking
- Substantial private rear garden, one of the largest on the development
- Desirable village location, close to transport, shops, parks, and countryside walks
- EPC Rating: B
- Council Tax Band: F



## The Location

Drayton, a charming village in Oxfordshire's Vale of White Horse, lies just three miles from Abingdon and about 10 miles from Oxford, offering a perfect blend of rural character and accessibility.

With local amenities like shops, a post office, and cosy pubs, Drayton has a welcoming community feel. Nearby, the scenic Millennium Green and Drayton Park Golf Club provide recreational options, while the village's location near the A34 and Didcot Parkway train station offers excellent links to London and surrounding areas.

Drayton also has access to quality schools in Abingdon and Didcot, making it an ideal choice for families and commuters alike.

Material Information to note:

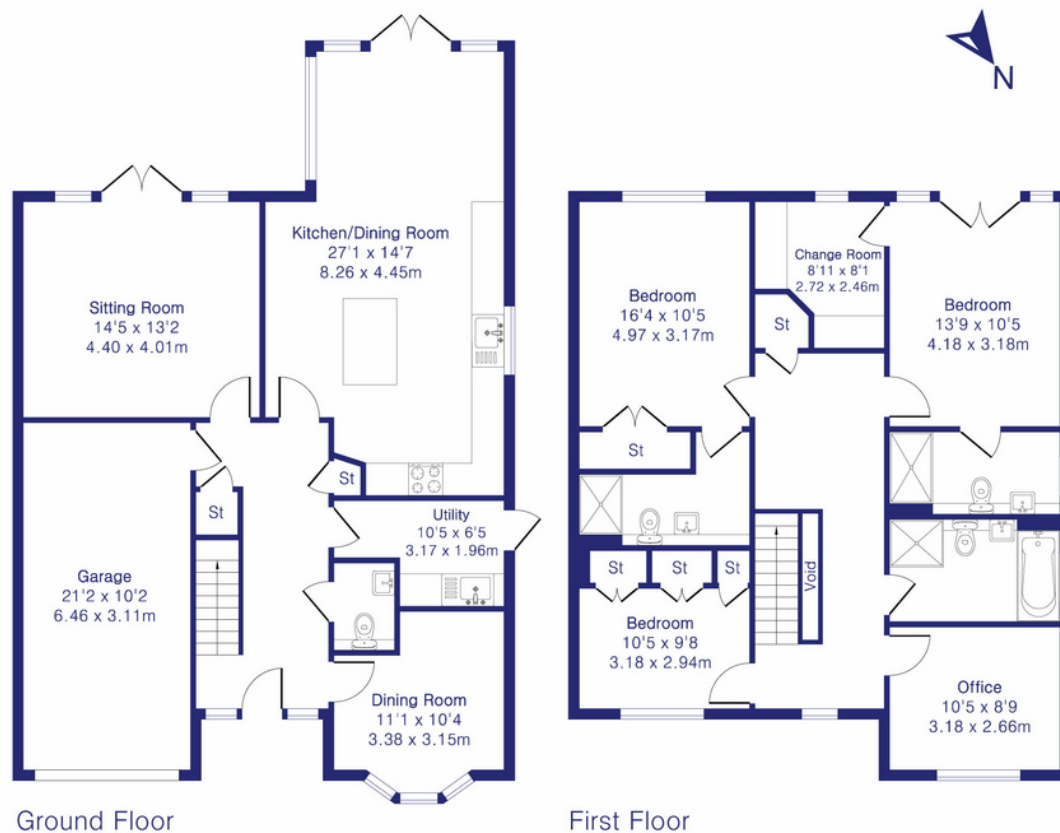
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & integral garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.



## Approximate Gross Internal Area 2044 sq ft - 190 sq m (Including Garage)

Ground Floor Area 1097 sq ft – 102 sq m

First Floor Area 947 sq ft – 88 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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