



Drayton Mill, Drayton, OX14 4FD

Guide Price £1,150,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Emmanuel is a beautifully presented four-bedroom, four-reception detached home in a peaceful, elevated spot with stunning countryside views. Accessed via a private road and bordered by a brook, it offers privacy and rural seclusion.

Refurbished within the last year to a high standard, upgrades include new external and internal doors, porcelain flooring, carpets, improved lighting, modern bathrooms and en-suites, and fitted blinds throughout.

The bespoke kitchen features quartz worktops, Siemens appliances, a breakfast bar, Le Mans corner storage, and a full-length garden window. The matching utility room provides garden access.

The ground floor comprises a grand reception hall opening to the rear terrace, sitting room with wood burner, family room, dining room, study, and cloakroom.

Upstairs are four double bedrooms, most with floor-to-ceiling wardrobes. The master has extensive wardrobes, a dressing room, and a luxury en-suite with resin-floored walk-in shower. Bedroom two has an en-suite; others share a family bathroom.

Outside, the garden includes lawns, raised vegetable beds, a greenhouse, and a porcelain-tiled terrace—perfect for relaxing or entertaining.

Additional features include a double garage with loft storage, ample parking, rear-facing solar panels, battery storage, three-phase electric, EV charger, CCTV, RING cameras, and alarm system.





Key Features

- Stunning 4-bedroom, 4-reception detached home
- Beautiful countryside views in a peaceful semi-rural setting
- Interiors fully upgraded within the last year, featuring high-end luxury finishes throughout.
- High-spec kitchen with Siemens appliances and quartz worktops
- Wide array of rear facing solar panels, EV charger, battery storage & 3-phase electric
- Landscaped garden with new porcelain terrace & brook beyond
- Double garage with roof storage and ample driveway parking
- Approved planning permission for a single storey rear extension (Ref: P23/V1866/HH), offering scope to further enhance the living space.
- Sitting room equipped with a fully integrated media surround sound system



The Location

Drayton Mill is a highly sought-after development on Milton Road in the charming village of Drayton, near Abingdon. This peaceful, semi-rural location combines village community spirit with excellent access to local amenities. Residents enjoy proximity to Milton Park, a major business and science hub just a short drive away, a local gym facility, and easy travel links via the A34 & Didcot Parkway station, offering fast trains to London and the South. With excellent schools, popular pubs, shops, and beautiful countryside walks on the doorstep, Drayton Mill is perfect for families and professionals seeking a relaxed lifestyle with superb connectivity.

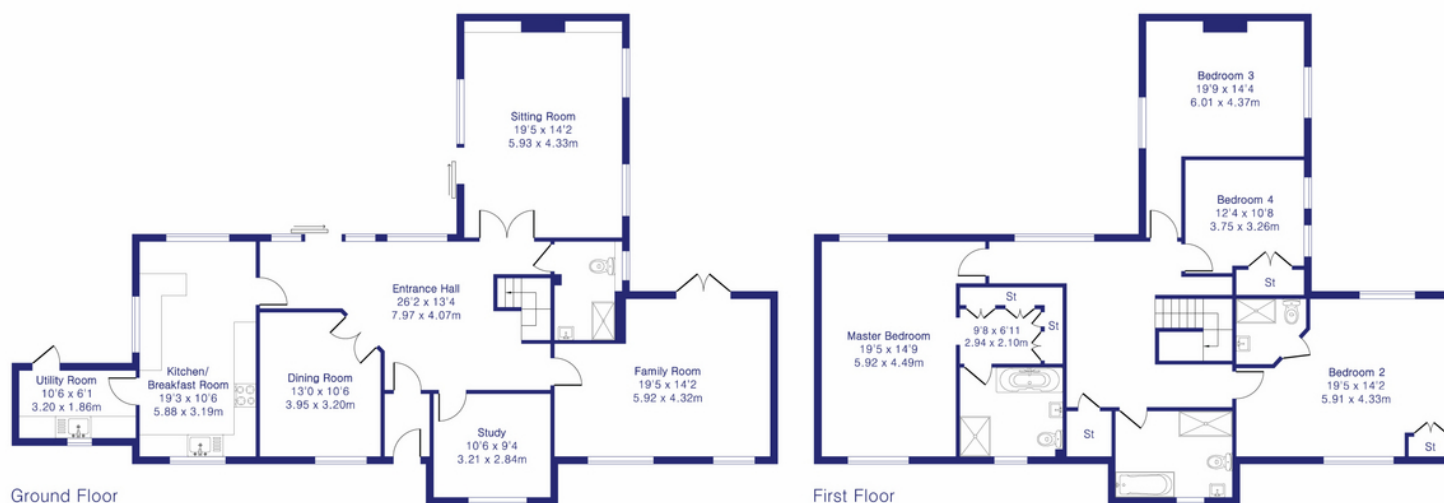
- Utilities: Mains electricity/water are connected. Private water treatment plant.
- Heating: Energy efficient electric central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & 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 2760 sq ft - 256 sq m

Ground Floor Area 1413 sq ft – 131 sq m

First Floor Area 1347 sq ft – 125 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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