



4 Cheers Farm Drayton, Abingdon, OX14 4JW

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built to exacting standards and beautifully maintained by the current owners, the property offers an exceptional blend of contemporary design and timeless comfort. The ground floor features a welcoming hallway with cloakroom and storage, a bright dual-aspect living room, and a stunning open-plan kitchen, dining, and family area. This sociable space showcases bespoke oak and Farrow & Ball painted cabinetry, Quartz worktops, and premium Siemens appliances, with French doors opening onto the wrap-around garden. Underfloor heating throughout the tiled ground floor ensures warmth and style in equal measure.

The upper floors provide spacious and flexible accommodation ideal for modern family living. Three well-proportioned bedrooms and two beautifully finished bathrooms occupy the first and second levels, while the top floor is dedicated to a luxurious principal suite complete with fitted mirrored wardrobes and a refined ensuite featuring dual vanity sinks. Outside, the generous garden offers two patio areas perfect for outdoor entertaining, complemented by a double carport and shared parking spaces.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating & underfloor heating.
- Parking: Double car port.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: Shared private road into Cheers Farm.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.





Key Features

- Part of a prestigious collection of just six homes by Manorgate Homes.
- Quietly positioned at the end of a private road in the heart of Old Drayton.
- Accommodation arranged across three generous floors.
- Bespoke oak and Farrow & Ball painted cabinetry with Quartz worktops and Siemens appliances.
- Dual-aspect living room and open-plan family area with French doors to the garden.
- Underfloor heating throughout the tiled ground floor
- EPC Rating: C
- Council Tax: F

The Location

Drayton is a quiet village surrounded by open countryside, offering a relaxed setting with convenient access to local amenities. The area is well connected, with Didcot Parkway station, Abingdon, and Oxford all within easy reach, providing good transport options for work or leisure. Local facilities include shops, schools, and a nearby golf course, along with plenty of countryside walks and outdoor spaces to enjoy. Drayton combines rural surroundings with practical access to nearby towns and services.



Total area: approx. 186.9 sq. metres (2012.3 sq. feet)

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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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