



High Street, Drayton St. Leonard, OX10 7BA
£1,100,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Presented to an exacting standard throughout is this detached chalet property with four/five bedrooms located on this large plot with gated driveway, garage, double bay car port, and idyllic views over open fields to the rear. This sprawling family home has been meticulously extended and modernised by the current owner and comprises entrance with utility space and fitted cupboards, double bedroom/family room, large lounge diner overlooking the garden, solid beach kitchen-breakfast room with island, two double bedrooms, and high specification bathroom which was refitted this year. Oak & glass stairs then lead to a large landing with fitted cupboards, a generous guest bedroom, and a very impressive master suite with walk in dressing room and luxury ensuite bathroom.

To the front of the property there is an extensive gated driveway which leads to a larger than average garage and oak-framed double bay car port. Finally, to the rear, there is a very large predominantly lawned garden with patio and shed overlooking open fields to the rear, with idyllic views over Oxfordshire Countryside. This beautifully finished village property is offered for sale with no onward chain, and for the location, plot and finish to be fully appreciated, it must be viewed.





Key Features

- Idyllic views to the rear over rolling Oxfordshire countryside.
- Larger than average garage and double bay car port.
- Gated driveway.
- Four/five bedroom detached property.
- Large lawned plot.
- Two high specification bathrooms.
- No onward chain.



The Location

Drayton St Leonard is in an idyllic South Oxfordshire location on the banks of the River Thames. This traditional village has many old and historical houses, a church, and village hall. It is well placed for access to both Oxford (6 miles) and the Thames Valley as well as the M40 (Junction 7, 6 miles) for London and Birmingham. The market town of Wallingford (7.5 miles) provides comprehensive day to day amenities and a range of shops, including Waitrose. The many excellent private schools in both Oxford and Abingdon are easily reached and the village falls within the catchment area for St Birinius C of E primary school in Dorchester on Thames, with secondary schooling in Abingdon.

Some material information to note: Oil fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to superfast broadband is available at this address. There is fibre to the village but not currently to the property. Offcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We are not aware of the presence of asbestos, but buyers are advised to conduct their own investigations and obtain their own independent advice. The property has driveway parking. The government portal generally highlights this as a medium risk/unlikely address for flooding. The vendor declares no flooding issues in over 50 years. There is covenant on a large part of the garden and land behind prohibiting development. We are not aware of any planning permissions in place which would negatively affect the property. Details of any further covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1896 sq ft - 177 sq m
(Excluding Garage & Outbuilding)**

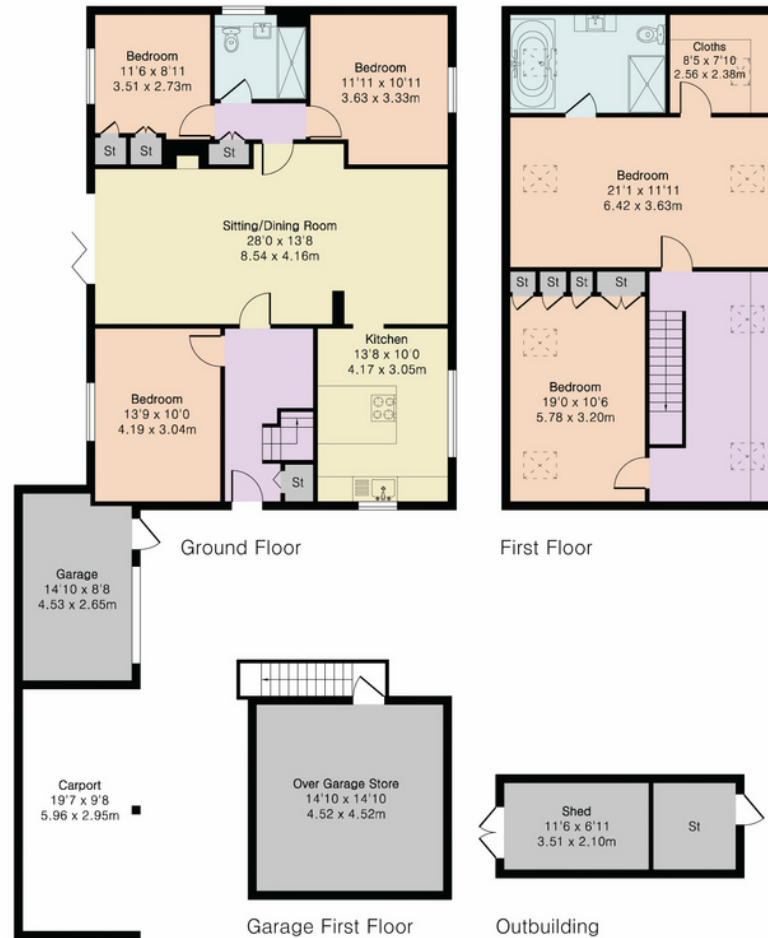
Ground Floor Area 1082 sq ft - 101 sq m

First Floor Area 814 sq ft - 76 sq m

Garage Area 126 sq ft - 12 sq m

Garage First Floor Area 220 sq ft - 20 sq m

Outbuilding Area 127 sq ft - 12 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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