5 The Osiers

Drayton St. Leonard, OX10 7AX

Guide price £430,000

Three-Bedroom Semi-Detached Home with Generous Garden – In Need of Modernisation

Nestled on the edge of the picturesque village of Drayton St Leonard, this three-bedroom semi-detached home offers two good sized bedrooms with a further single bedroom, kitchen, two reception rooms, downstairs bathroom and upstirs WC, large rear garden with excellent scope to extend (STPP) and a front garden with potential to create off street parking for multiple cars.

Location:
Drayton St Leonard is a sought-after South Oxfordshire village, rich in character and surrounded by beautiful countryside. The village boasts a welcoming community, historic church, and excellent access to riverside and countryside walks. Despite its rural charm, it is conveniently located for commuting to Oxford, Wallingford, and Abingdon, with nearby connections to the A4074 and M40.

Local amenities can be found in the neighboring villages and towns, with Wallingford just a short drive away offering supermarkets, shops, cafés, and schools. Regular bus routes and nearby train stations provide access to London and other major cities.

- Semi detached
- In need of modernisation
- Front garden with scope to create driveway parking for two or more cars
- Large rear garden with potential to extend
- Three bedrooms
- Two reception rooms
- Air Source Heat Pump recently installed
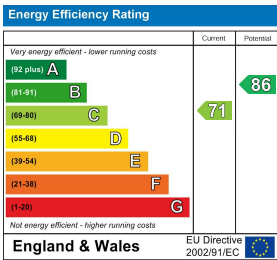- Edge of Village location
- EPC: C
- Council Tax Band: D

3   1   2   C

Floor Plan

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Drayton St Leonard
OX10 AX

Store
Store
Dining Room
Bathroom
Kitchen
Living Room
WC
Bedroom 3
Bedroom 1
Bedroom 2

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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