



## 14 Boundary Way , Drayton, PO6 3ND

£850,000





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## Welcome to Oaktrees...

We are delighted to present 'Oaktrees'. A stunning and versatile 5/6 bedroom detached home occupying a generous corner plot within the peaceful cul-de-sac of Boundary Way. Beautifully maintained and thoughtfully extended, this property offers an abundance of space both inside and out – perfect for modern family living. With panoramic countryside views, the potential to extend to the side, a large open plan kitchen diner, a spacious garden, off-road parking and garage, and the added benefit of a self-contained annex, this truly is an amazing family home.

From the outset, the property impresses with a gated driveway, providing ample parking for multiple vehicles. Entering through the front door, you're welcomed by a generous entrance hall featuring an under-stairs storage cupboard.

To the right is a cosy yet spacious sitting room, complete with a charming bay window, log burner, plush carpeting, and room for multiple sofas and furnishings. To the left, a contemporary ground floor bathroom includes a shower, WC, and basin.

The heart of the home is the expansive open plan kitchen/diner, a dream space for entertaining and everyday living. The modern kitchen is fully equipped with high-spec appliances, including an integrated dishwasher, washing machine, Neff 'hide and slide' double oven, additional multi-oven and microwave, hob with extractor fan, and an American-style fridge/freezer. The central island doubles as a breakfast bar and provides additional storage. The open layout easily accommodates a large dining table, a second lounge area with a log burner, and space for

more seating, making it the perfect social hub of the house. Adjacent to the kitchen is an additional room, which is ideal as a study, snug, or sixth bedroom.

Bi-fold doors lead out onto a raised terrace with steps descending to the generously sized rear garden.

The first floor hosts three well-proportioned double bedrooms, all offering space for beds and furnishings. The rear bedroom benefits from its own En-suite, complete with shower, WC, and basin.

There is also a stylish family bathroom featuring tiled walls, a freestanding bath, WC, and sink.

Moving onto the second floor, the master bedroom is generously sized, offering space for a king size bed, wardrobes and other bedroom furniture. Complete with an En-suite, which comprises of a walk in shower, toilet, sink and towel radiator.

The annex is a great addition, and offers independent living space ideal for extended family, guests, or even rental potential. It comprises a comfortable lounge and kitchen area with plumbing for a washing machine, a double bedroom, and a private shower room with WC. Bi-fold doors look out onto the garden, and there is double glazing and central heating to ensure this space is just as comfortable as the main home.

A standout of the property is the sizeable garden, which is private and framed by mature trees and bushes, offering far reaching views across open fields and woodland. The space includes a patio at the rear, a raised decked area ideal for a hot tub, and plenty of room for outdoor furniture or even a summer house.

Tel: 02394 217317

The property includes a garage, which benefits from electricity and lighting, ideal for storage.

The home is fully double glazed and benefits from gas central heating throughout.

Occupying a prime corner position, there is potential to extend further, subject to planning. There are two sets of deeds for this property, one with the front aspect and land, and an additional for the land at the rear.

Boundary Way is set at the top of Portsdown Hill, offering a peaceful cul-de-sac location while remaining close to local amenities, transport links, and excellent schools.

This is an excellent home, a viewing is highly advised to appreciate what this property has to offer. Please contact the office to arrange your viewing appointment.





Road Map



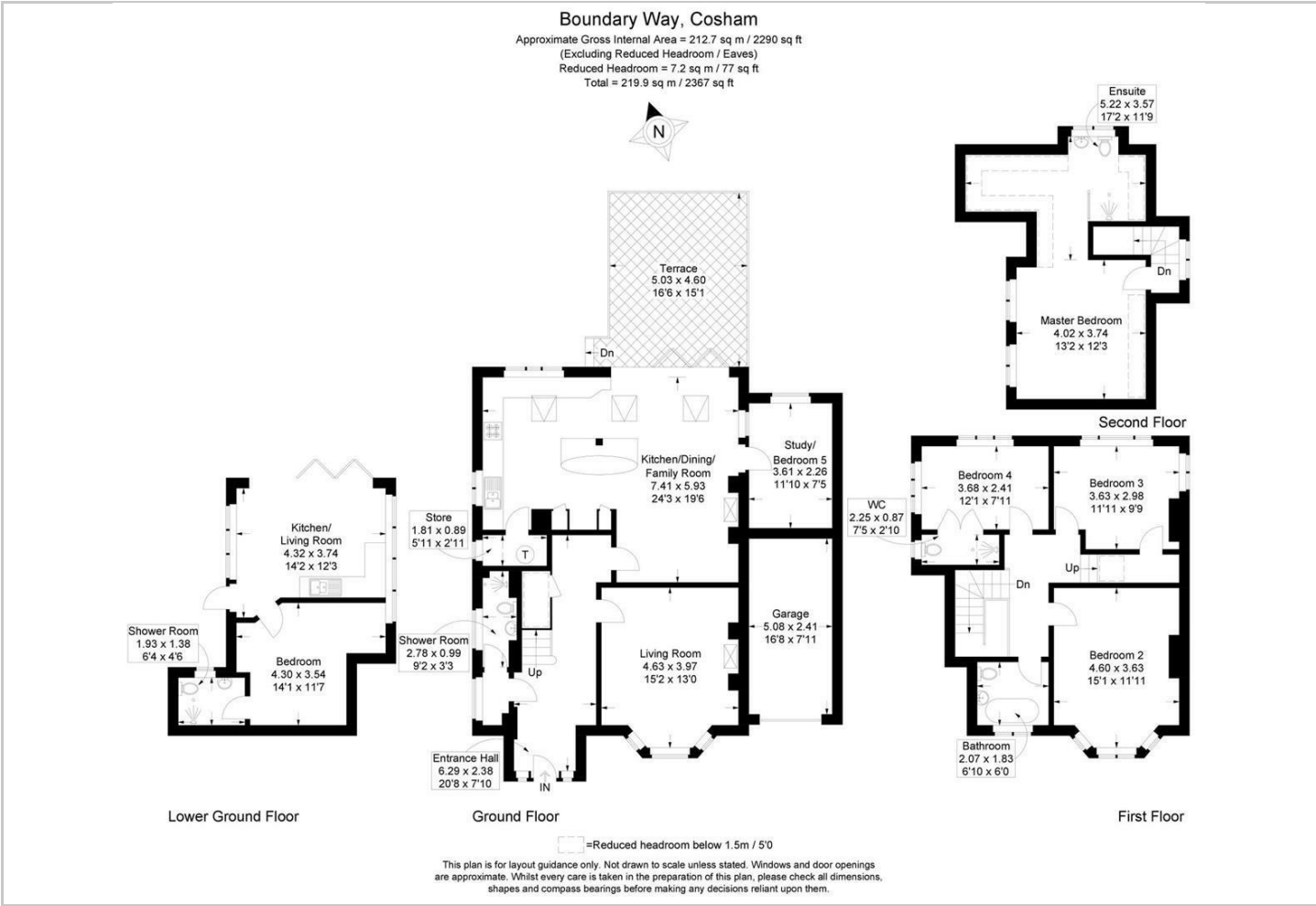
Hybrid Map



Terrain Map



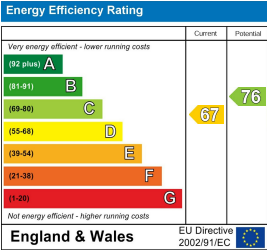
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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