



Connells

Old Cottage High Street
Drayton St. Leonard Wallingford

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for sale offers in excess of
£675,000



Property Description

Old Cottage is an exceptional, modernised cottage-style home that beautifully blends period charm with contemporary comforts. Originally built around 1760, this characterful property has been thoughtfully updated, featuring high-quality fixtures and fittings ideal for modern living.

The home retains a wealth of original features, including exposed beam work and charming fireplaces, most notably the open Inglenook fireplace with a burner in the inviting sitting room. The striking brick elevations, incorporating sections of herringbone brickwork, further enhance its historic appeal.

Upon entering, a welcoming entrance hall leads to the spacious sitting room, while the second reception room serves as a dedicated dining area. The recently refitted kitchen, with its partial high-vaulted ceiling, offers a bright and airy space with delightful views over the beautifully maintained gardens. A versatile study provides the perfect setting for home working or an additional reception space, and a cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. All are generously sized, while the 'fourth' is currently used as a dressing room, adding to the home's versatility, however would make a wonderful nursery.

The mature gardens provide a private and secluded haven, perfect for relaxation and outdoor entertaining. To the front, a paved garden area is complemented by ample parking and a large single garage, fully equipped with lighting and power.

Front Garden

The front garden features a mix of shingle and paving, providing parking for several vehicles. It includes outdoor lighting, a tap, power outlets, and a car charging point. Additionally, there is a handmade wood store and a Cotswold stone wall along one boundary

Ground Floor

Porch

A bespoke hand-built porch which the present owners commissioned, complete with oak pillars, benches for seating, storage, and a tiled roof. A composite oak-style door leads to entrance hall

Entrance Hall

Quarry-tiled floor, with stairs leading to the first floor

Sitting Room

A fabulous room showcasing a wealth of character features, including a large brick Inglenook fireplace with an oak beam acting as a natural divider between the brickwork and Cotswold stone. There is a 'Stovak' multi-fuel burner fitted by Dorchester fires. The fireplace features internal lighting, and recesses where the former bread oven was located. The room has engineered oak wood flooring, wall lighting, double-glazed windows to the front and rear, two radiators, and exposed beam work.

Kitchen

A bright, partially high-vaulted room with a triple-glazed skylight. Recently refitted, it includes a range of Howdens units and drawers, solid oak work surfaces, a butler's sink unit with a "Hot tap". Full-length cupboard with wooden shelving, and a walk-in pantry cupboard with shelving and light. It has plumbing for a dishwasher, space for a fridge/freezer, a Rangemaster cooker with a six-ring hob, double oven, grill, and storage. as well as separate

cupboard which houses a vented tumble dryer. There is also a period cast iron radiator.

Study

A versatile room suitable for various uses, featuring engineered wood flooring, double-glazed French doors to the decked area and rear garden, it also has double-glazed windows to the side and rear, offering a pleasant view of the garden. Includes pipework for a radiator and spotlighting on the ceiling along with wall lights

Cloakroom/Utility Room

Low-level WC, washbasin, plumbing for a washing machine, heated towel rail, tiled splashbacks, electric heater, and double-glazed window, passageway to under stairs storage

First Floor Landing

Two electric heaters, radiator, exposed beam work, and double-glazed windows, including one overlooking the rear garden.

Bedroom One

A bright, spacious easterly facing principal bedroom with double-glazed windows overlooking the rear garden, featuring a high vaulted ceiling, two radiators, exposed herringbone brickwork with beam accents, spot lighting, wood flooring and loft access.

Bedroom Two

Solid Ash Wood flooring, radiator, double-glazed window to the front, and exposed beam work. An inner hallway connects Bedroom Two to Bedroom Four

Bedroom Three

Wood flooring, radiator, double-glazed window to the front, downlights, wall lights airing cupboard, access via loft ladder to a partially boarded loft with two L.E.D strip lights.

Dressing Room/ Bedroom Four

Accessed from the landing and Bedroom Two. This room, currently used as a dressing room, has the potential to be converted into a shower room. It features a double-glazed window to the front, exposed beams and an engineered oak wood flooring, whilst the hallway leading to this room has a solid Ash wooden floor.

Bathroom

Bathroom: Includes a pedestal washbasin, low-level WC, panelled bath with mixer tap and overhead shower, tiled splashbacks, a display mantle, and a heated towel rail

Rear Garden

Adjoining the rear of the property is a decking area with inset lighting and sleepers. An outside tap is available, and a door leads to the boiler room. Timber steps provide access to the main garden, which is mainly laid to lawn, with extensive flower and shrub borders. Surrounded by mature deciduous trees, the garden offers complete privacy and tranquillity. The thoughtfully planted flowers and shrubs ensure year-round colour. There is a circular seating area and a rear patio with lighting along with a shed equipped with power and a central light. The decking area which features lighting also has LED wall lights and numerous flood lights spotted around the garden. Other features include power sockets whereby you can also plug in your electrical device (as internet runs through the sockets) and connect to the WIFI, ideal for those who wish to work from the garden. A concealed 1,000-litre oil tank is also present. Boiler Room: Contains a free-standing Worcester-Bosch oil boiler and light

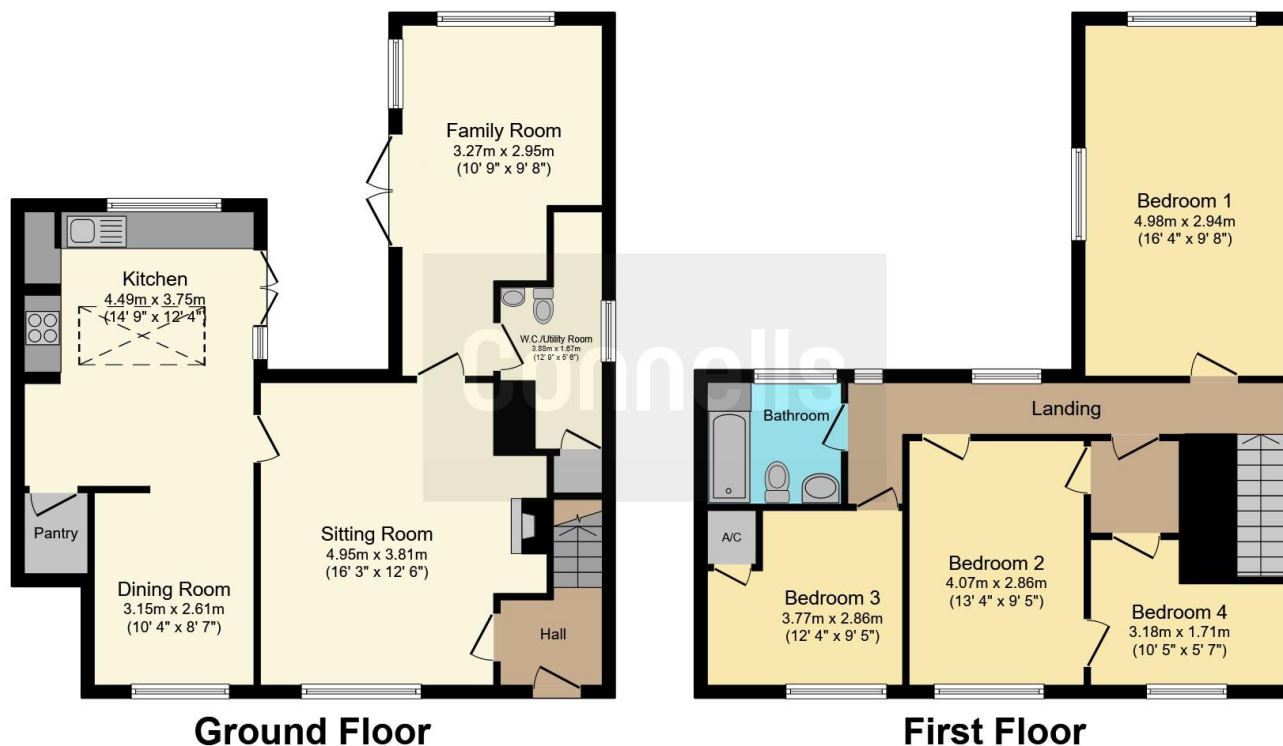
Garage

Includes power, lighting, and workbench, with an up-and-over door

Driveway

Includes sensor-controlled lighting, power, water and electric car charging point





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T 01235 555611
E abingdon@connells.co.uk

11 High Street
 ABINGDON OX14 5BB

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