



Plough Cottage  
Drayton St. Leonard, Oxfordshire  
OX10 7BG



**JAMESGESNER**  
- ESTATE AGENTS -



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**PRICE £395,000 FREEHOLD**



Offered for sale with no onward chain is this delightful two double bedroom cottage situated within this tucked away location in the picturesque village of Drayton St Leonard, with a south facing garden, garage and parking.

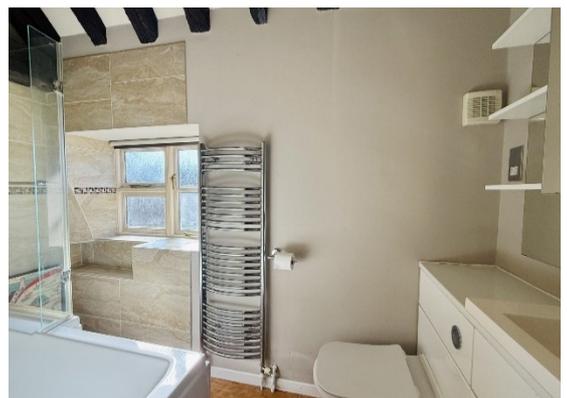
Accommodation comprises of an entrance hallway with stone floor, cloakroom, fully integrated kitchen breakfast room with stone floor and granite work surfaces, conservatory, lounge with engineered oak flooring, French doors to the garden and a feature fireplace, two double bedrooms with fitted wardrobes and a modern bathroom with shower.

There is a wealth of open beams throughout the property, oil fired central heating and double glazing. The private garden is well stocked with flower and shrub beds with a gated access and pathway leading to the gravel drive and single garage with up and over door.

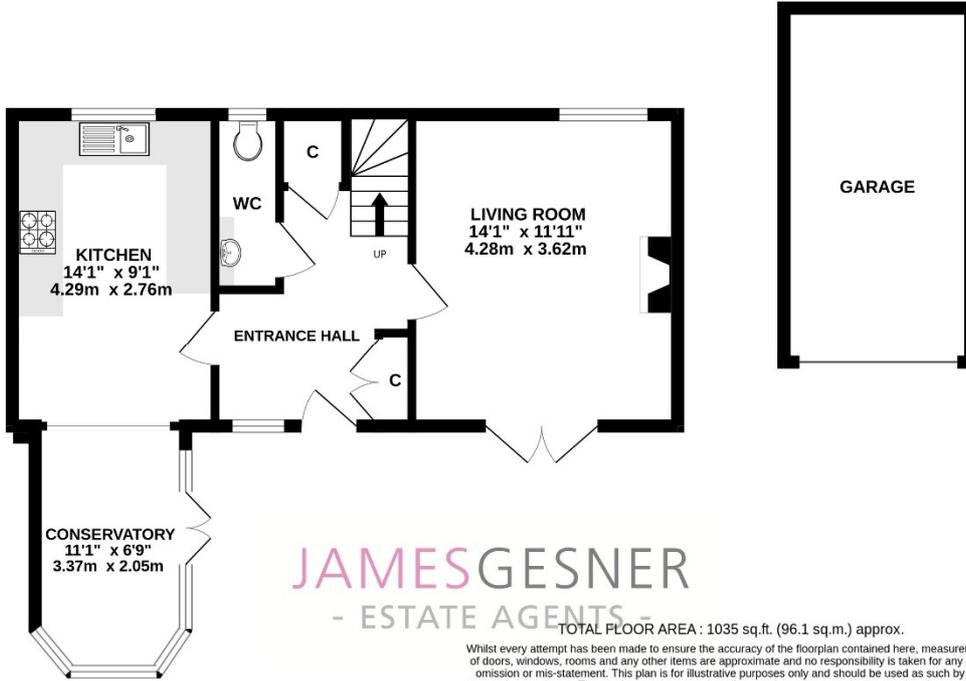


Nestled amidst the tranquil landscapes of South Oxfordshire lies Drayton St. Leonard, a charming village steeped in history and community spirit. Just a short 8-miles from the storied market towns of Abingdon and Wallingford, this idyllic locale boasts many period homes, an elegant Anglican church, a bustling village hall, and the Catherine Wheel public house.

The village falls within the catchment area for the multi-lingual European School at Culham and St. Birinius C of E primary school in Dorchester on Thames, with secondary schooling in Abingdon.

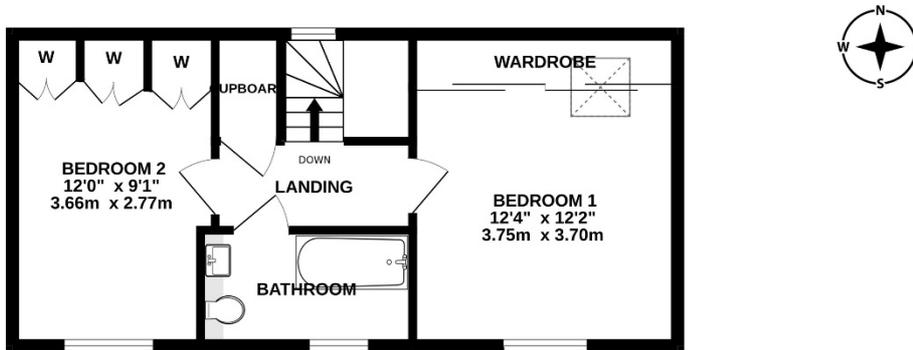


GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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