



DOUGLAS & SIMMONS

238, Steventon Road, Drayton
Abingdon, Oxfordshire

238 Steventon Road, Drayton, Abingdon, Oxfordshire, OX13 6RN

Guide Price £445,000 Freehold

This much improved, mature 3 bedroomed semi-detached house enjoys an attractive location on the edge of Drayton adjoining the open countryside.

- Recently Extended • Modern kitchen diner family room • Countryside views • 3 Bedrooms • Modern family bathroom • Downstairs WC • Well positioned for Oxford and Abingdon • Close to Steventon Village



LOCATION

Drayton is a convenient and popular village in the outstanding countryside of the Vale of the White Horse, catering readily for everyday needs with a general store, post office, newsagent, hardware store, two pubs, a primary school and two churches, as well as a village hall and an 18 hole golf course. There are also bus routes to Oxford, Abingdon and surrounding villages. Drayton is very well placed for access to Oxford c.8 miles and market towns Abingdon c.2 miles and Wantage c. 8 miles.. Nearby Didcot (to the east) has main line train services to London (Paddington) c. 45 minutes. The area offers a vast choice of education with the excellent Abingdon and Oxford Schools, in addition to the European school at Culham, and with primary schools locally within Drayton itself and adjacent village of Steventon and Sutton Courtenay. The extensive Business Park at Milton is close at hand where the A34 (M40) Oxford – Newbury (M4) route can also be accessed.

DESCRIPTION

This much improved, mature 3 bedroomed semi-detached house enjoys an attractive location on the edge of Drayton adjoining the open countryside.

Having recently been extended to provide a stunning kitchen, diner, family room, which opens onto the large back garden, further features include a bright and spacious sitting room, utility, downstairs WC and a traditional entrance hall. To the 1st floor there are 3 bedrooms - 2 good sized doubles, and a modern bathroom. Outside there is a good sized front garden 41'x25' and drive providing parking for 2-3 vehicles comfortably. The rear garden is c.167'x25' in length adjoining to open fields.

The property is well placed for both Abingdon and Steventon, with both villages within walking distances where there are shops, schools, a post office and several pubs nearby.

EER-C

SERVICES

Gas central heating
All mains connected

FLOOR AREA

1011.00 sq ft

Vale of White Horse District Council

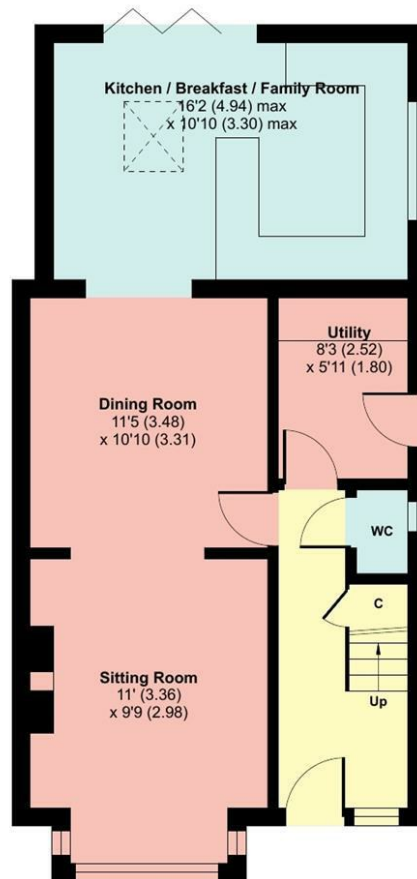
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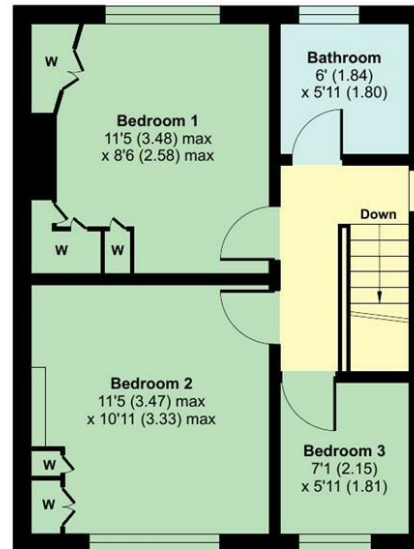
Steventon Road, Drayton, OX13

Approximate Area = 1011 sq ft / 93.9 sq m

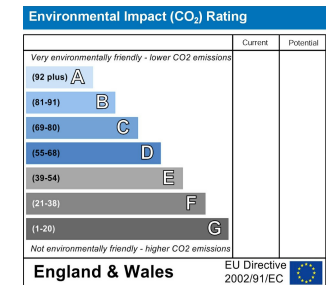
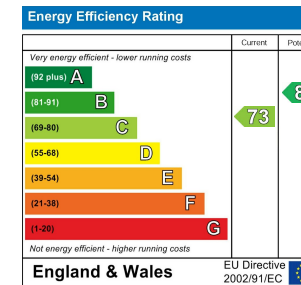
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GROUND FLOOR



FIRST FLOOR



DIRECTIONS TO OX13 6RN

what3words:///tiling.flagpole.knowledge As indicated by our D&S 'For Sale' board

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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5. All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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