



3 Halls Close, Drayton OX14 4LU

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## 3 Halls Close

Highly individual and substantial barn style family home boasting 2851 sq ft of very flexible accommodation over two floors, well situated within this small select village development complemented by large southerly facing gardens extending to 0.22 of an acre.

### Location

Halls Close is a desirable small select development consisting of only five individual and substantial family homes, located towards the edge of this popular village. Drayton village itself offers an excellent range of amenities including general store/newsagents, post office, hardware store, two public houses, primary school and two churches. There is also a modern village hall and an 18-hole golf course. Regular buses run to and from the village to Oxford (circa. 8 miles), Abingdon (circa. 2.5 miles) and surrounding towns and villages. There is access to the M40 at junction 8 or 9 and the M4 at junction 13 to Newbury. Didcot mainline railway station provides a direct line to London Paddington (approx 45 mins journey) for commuters.

### Directions what3words – copes.silence.fuzz

Leave Abingdon town centre via Ock Street and turn left onto the Drayton Road. Proceed into the village of Drayton and turn left at the mini roundabout onto the High Street. Proceed for some way before turning right into Halls Close. On entering Halls Close keep right where the property is found in numerical order.



- Inviting entrance hall (fitted with engineered Oakwood flooring - extending throughout much of the ground floor) leading to very flexible study/alternative ground floor fifth bedroom
- Well equipped oak fitted kitchen/breakfast room offering an excellent selection of floor and wall units complemented by large central island, separate utility room and cloakroom
- Wonderful dining room with spectacular vaulted ceiling and part galleried landing over partly divided by large double sided open brick fireplace with inset cast iron log burning stove partly open plan to:
- Stunning full width living room with feature stone/brick walling and double sided open brick fireplace, complemented by large double doors to rear sun terrace
- Very flexible snug/family room partly open plan to purpose built bar which combined with large double doors on to the rear south facing sun terrace offers a wonderful entertaining area
- Oak and glass staircase rising to light and airy galleried landing leading to very generous master suite incorporating large double aspect double bedroom, dressing area with an extensive selection of built-in wardrobe cupboards and large four piece en-suite bathroom including separate shower cubicle and double ended bath
- Second large double bedroom with built-in wardrobe cupboards and en-suite shower room, two further spacious first floor bedroom (both with built-in wardrobe cupboards) complemented by large four piece family bathroom including separate shower cubicle and bath
- Outside front gardens providing parking facilities for many vehicles leading to large integral double garage
- Large and attractive rear gardens (total plot extends to 0.22 of an acre) which immediately to the rear of the house provides an extensive south facing sun terrace offering high degrees of privacy including large raised heated pool with adjoining hot tub and steps leading to extensive lawn surrounded by trees, shrubbery and fencing

4  bedrooms

3  receptions

3  bathrooms

Council tax band G

Tenure Freehold

EPC rating C





Wonderful dining room with spectacular vaulted ceiling and part galleried landing over partly divided by large double sided open brick fireplace







Large and attractive rear gardens (total plot extends to 0.22 of an acre) featuring an extensive lawn















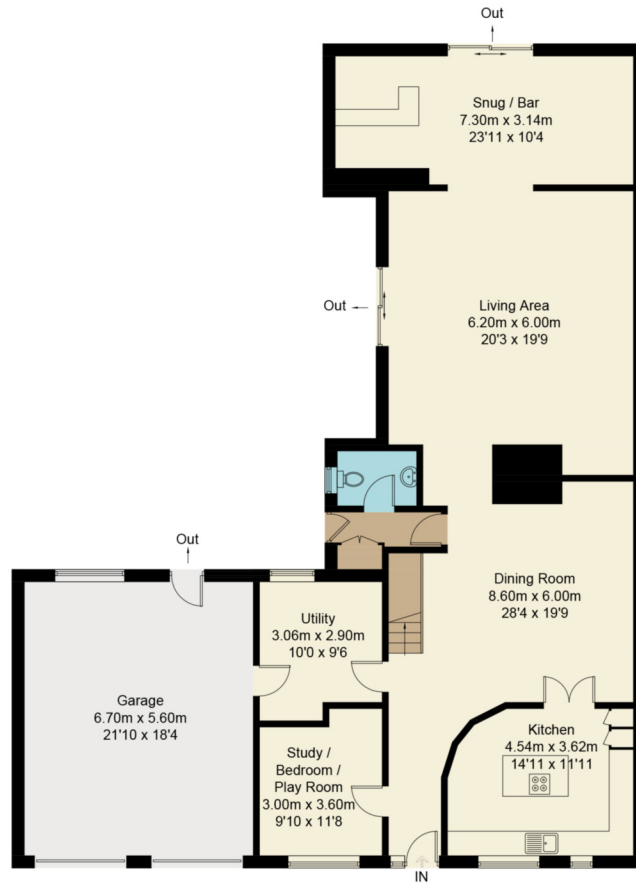
## Halls Close, OX14

Approximate Gross Internal Area (Excluding Void) = 264.9 sq m / 2851 sq ft

Garage = 38.1 sq m / 410 sq ft

Total = 303.0 sq m / 3261 sq ft

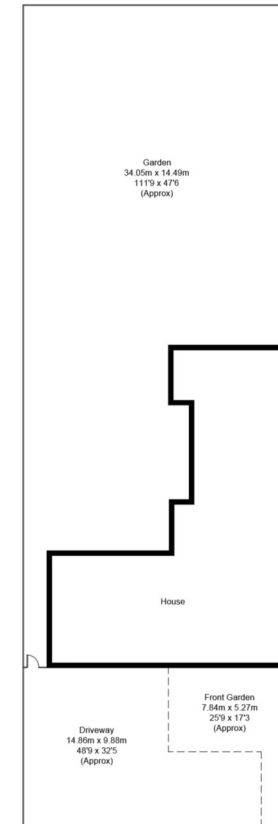
Garden / Driveway Area = 660.3 sq m / 7107 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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