



9 Chestnut Drive, Drayton OX14 4FU



## 9 Chestnut Drive

Larger design double fronted four bedroom detached family home well positioned towards the edge of this small select village development overlooking open countryside and offering many features including dual aspect living room, recently refurbished kitchen/ breakfast room, separate dining room and study.

Chestnut Drive is a small, select development built in 2016 by renowned builders Miller Homes. The property offers easy pedestrian access to the village's many amenities including general store, post office, newsagents, hardware store, two public houses, primary school, two churches and an excellent 18-hole golf course. Useful distances include Abingdon town (circa. 2.5 miles), Oxford city (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junction 8 or 9 and the M4 at junction 13 at Newbury and Didcot mainline railway station provides a direct line to London Paddington for commuters.

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Leave Abingdon and proceed into the village of Drayton using the Abingdon Road. Take the first turning on the right hand side onto Holly Lane, then take the next first right onto Chestnut Drive where the property is found in numerical order.





## Key Features

- Large and inviting entrance hall leading to ground floor cloakroom and impressive 21' dual aspect living room with french doors leading to the rear gardens complemented by separate study
- Impressive recently refurbished kitchen/breakfast room with an excellent selection of floor and wall units and many built-in electrical appliances complemented by separate family dining room
- Large first floor principal bedroom with built-in wardrobe cupboards and en-suite shower room with contemporary white suite
- Three further spacious bedrooms complemented by family bathroom with contemporary white suite
- Mains gas radiator central heating, double glazed windows and the remainder of the original builders guarantee
- Large double garage with extensive eaves storage and hard standing parking facilities
- Part walled, larger than average and attractive rear gardens featuring extensive patio and lawn area - offering excellent potential to extend the existing accommodation



Council Tax band: F Tenure: Freehold EPC: C



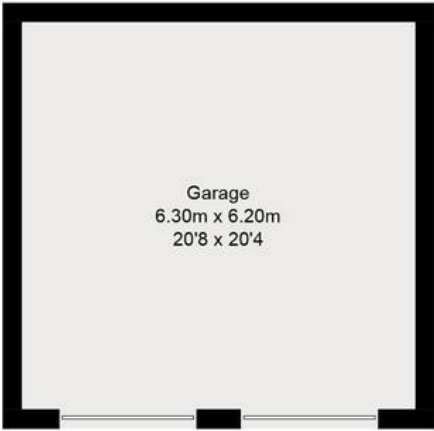




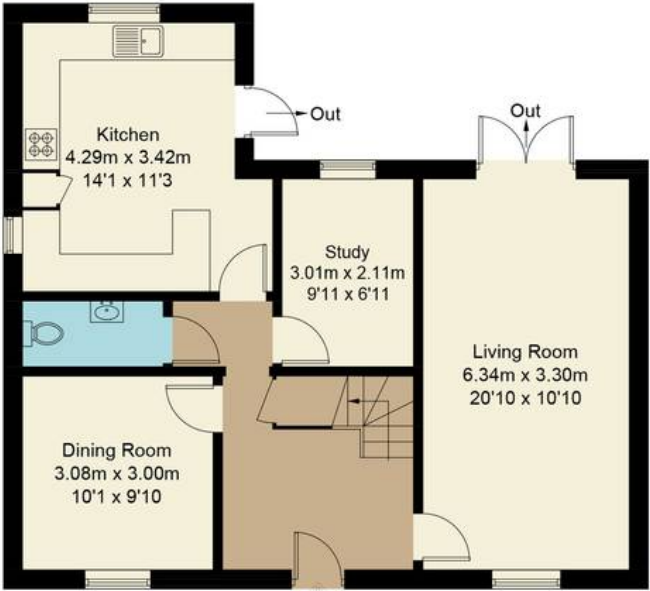


# Chestnut Drive, OX14

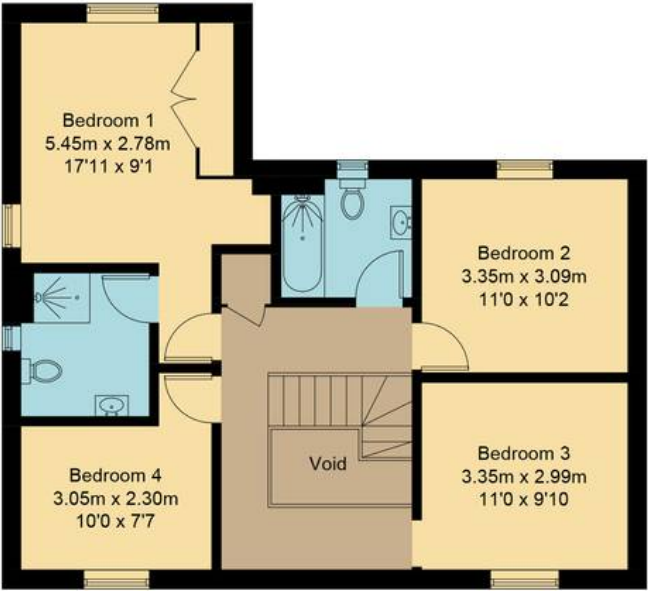
Approximate Gross Internal Area (Excluding Void) = 136.5 sq m / 1469 sq ft  
 Garage = 39.5 sq m / 425 sq ft  
 Total = 176.0 sq m / 1894 sq ft



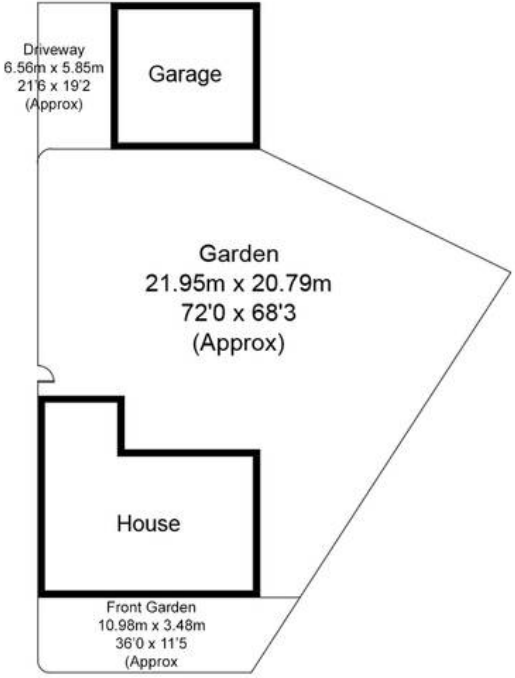
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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