



2 Crabtree Lane, Drayton OX14 4HS



## 2 Crabtree Lane

Spacious three-bedroom detached bungalow, situated in this quiet no-through location within the heart of this very popular village, complimented by large mature gardens, sold with no ongoing chain.

Crabtree Lane is a popular no-through location, situated within the heart of this popular village. The property offers easy pedestrian access to many amenities including a general store, post office, newsagent, hardware store, public house and curry house, 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, Abingdon and surrounding towns and villages. Drayton is well placed for Abingdon (circa. 2½ miles), Oxford (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. Didcot mainline station provides a direct line to London Paddington for commuters.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: E







## Key Features

- Entrance hall leading to large, double aspect living room with bay window
- Spacious kitchen, open plan to delightful triple aspect dining room providing attractive views over the large rear gardens
- Three spacious bedrooms complemented by bathroom.
- PVC double glazed windows, mains gas radiator central heating (efficient condensing gas boiler) and the property will be sold with no ongoing chain
- Wide front gardens provide hard standing parking facilities for several vehicles leading to large brick built detached garage with light and power and pitch tiled roof
- Large, south facing mature rear gardens featuring extensive lawn complemented by established flower and shrub borders, greenhouse and substantial detached wooden garden outbuilding
- The large rear gardens are fully enclosed by trees, shrubbery and fencing – affording high degrees of privacy.
- Excellent potential to further extend the existing accommodation



















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

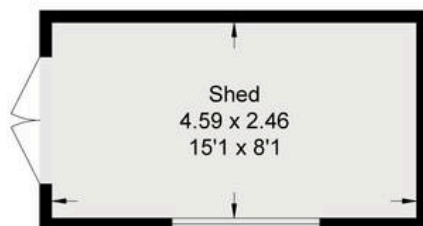
ESTATE AGENT  
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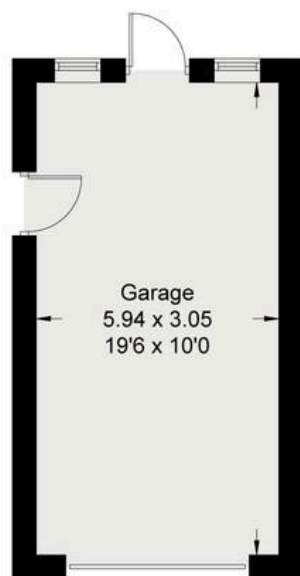


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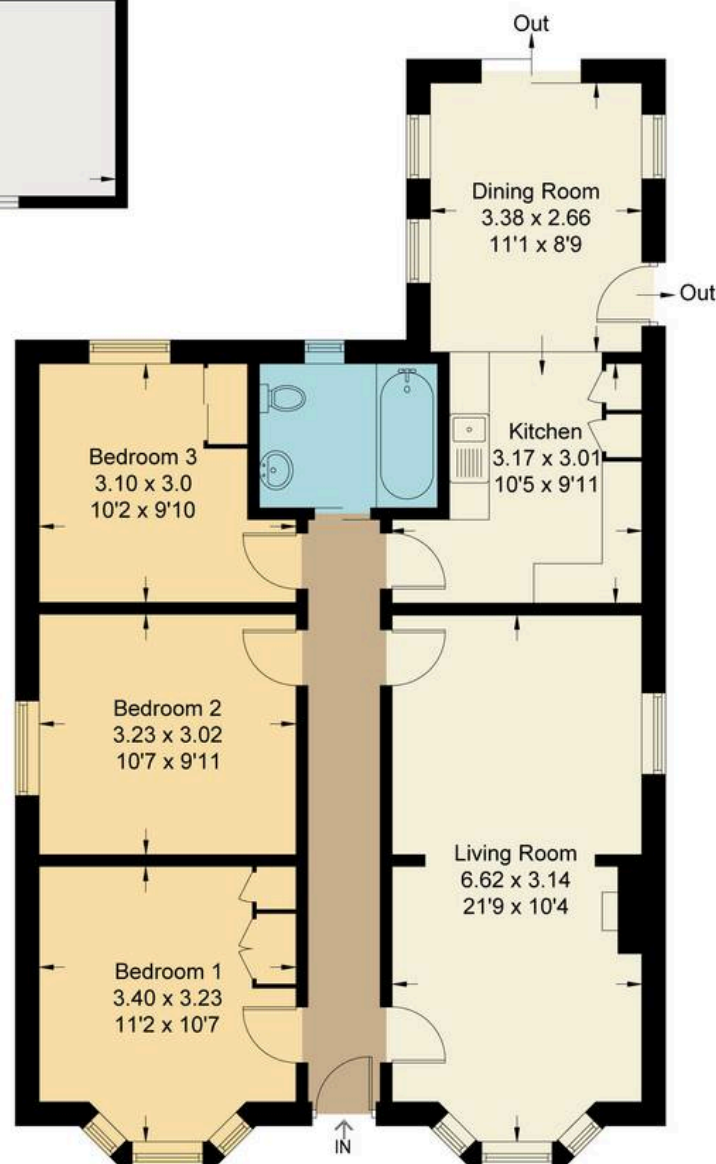




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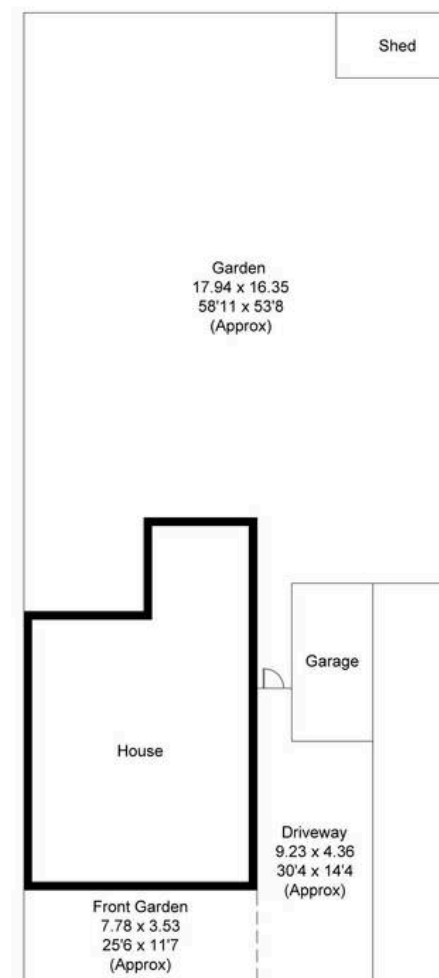
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**Ground Floor**

# Crabtree Lane, OX14

Approximate Gross Internal Area = 82.60 sq m / 889 sq ft  
 Shed = 11.30 sq m / 122 sq ft  
 Garage = 18.10 sq m / 195 sq ft  
 Total = 112.0 sq m / 1206 sq ft  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
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