



26 Lammas Land, Drayton OX14 4GG



## 26 Lammas Land

---

Stunning five bedroom detached family home offering 2400 sq ft of superbly presented and very flexible accommodation complemented by detached double garage with purpose built studio over.

26 Lammas Land is situated in a delightful no through location on the edge of this small select development fronting an attractive open green. Drayton is a very popular village offering an excellent range of amenities including general store, post office, newsagents, hardware store, public house and curry house, 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.

Bedrooms: 5

Bathrooms: 3

Reception Rooms: 3

Council Tax Band: G

Tenure: Freehold

EPC: B







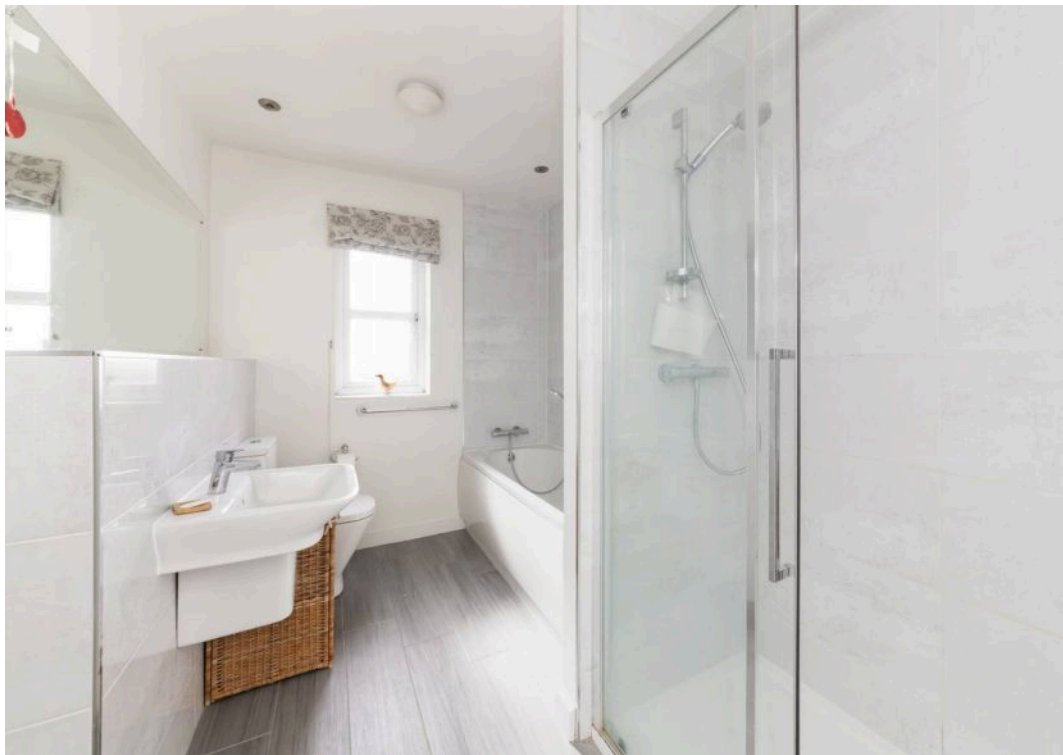
## Key Features

- Inviting entrance hall with two useful storage cupboards and cloakroom off
- Impressive 25' double aspect sitting room with attractive fireplace and inset cast iron stove with fitted gas fire
- Stunning 31' "lifestyle" room featuring spacious family room leading to stylish kitchen open plan delightful dining area featuring vaulted ceiling and doors to gardens
- The contemporary kitchen offers an excellent selection of floor and wall units with matching breakfast bar and many integrated electrical appliances complemented by separate utility room
- Wonderful light and airy galleried landing leading to good size master bedroom with dressing area and built-in wardrobe cupboards complemented by contemporary en-suite shower room
- Second double bedroom with built-in wardrobe cupboards and contemporary en-suite shower room
- Three further spacious bedrooms complemented by four piece family bathroom with contemporary white suite including bath and separate shower cubicle
- Highly efficient solar panel system, linked to a fitted battery and EV car charging point, offering dramatically reduced electricity bills
- Front gardens providing hard-standing parking facilities for several vehicles leading to detached double garage with very flexible 22' x 18' studio over offering many versatile accommodation options
- Attractive south-west facing landscaped rear gardens featuring an extensive sandstone patio, lawn areas and well-stocked flower and shrub borders - the whole enclosed by fencing

















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON

**Hodsons**  
...your move, our passion



**Introducing the Hodsons team...**  
*...trust in our experience!*





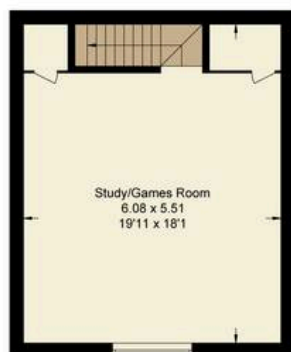
# Lammas Land, OX14

Approximate Gross Internal Area = 198.40 sq m / 2136 sq ft

Outbuilding = 77.80 sq m / 837 sq ft

Total = 276.20 sq m / 2973 sq ft

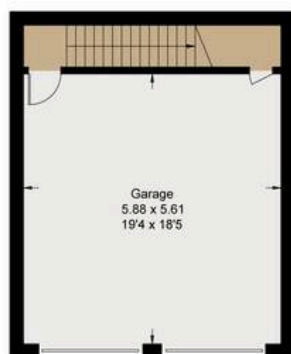
For identification only - Not to scale



Outbuilding First Floor



First Floor



Outbuilding Ground Floor



Ground Floor



Ground Floor

Site Plan

Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

© Mortimer Photography. Produced for Hodsons.

Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion

Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk