



24 Binning Close, Drayton OX14 4LN

24 Binning Close

Attractive open views feature with this stunning detached family home offering over 1500 sq ft of superbly presented accommodation situated in a delightful cul-de-sac location on the edge of this desirable village.

24 Binning Close is situated in a delightful end cul-de-sac location towards the edge of the very popular village of Drayton which offers a good variety of shops, including general store, post office, newsagent, hardware store, public house, 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. 2.5 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: 4

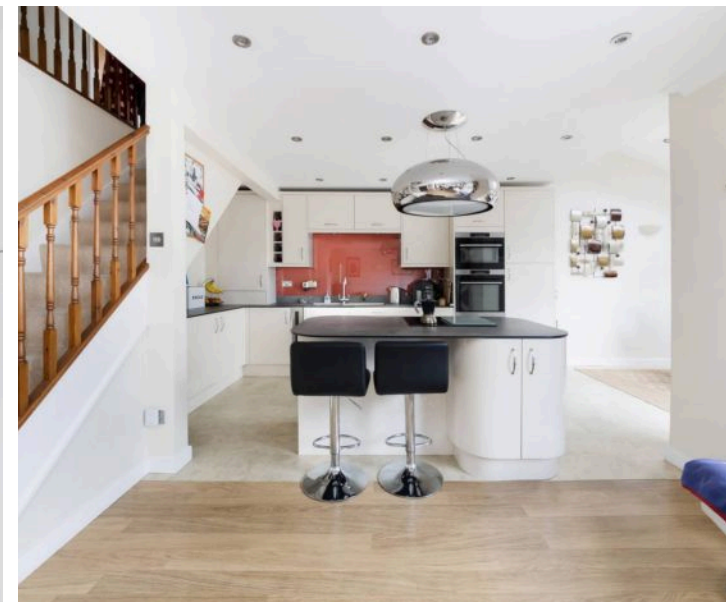
Bathrooms: 2

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: C

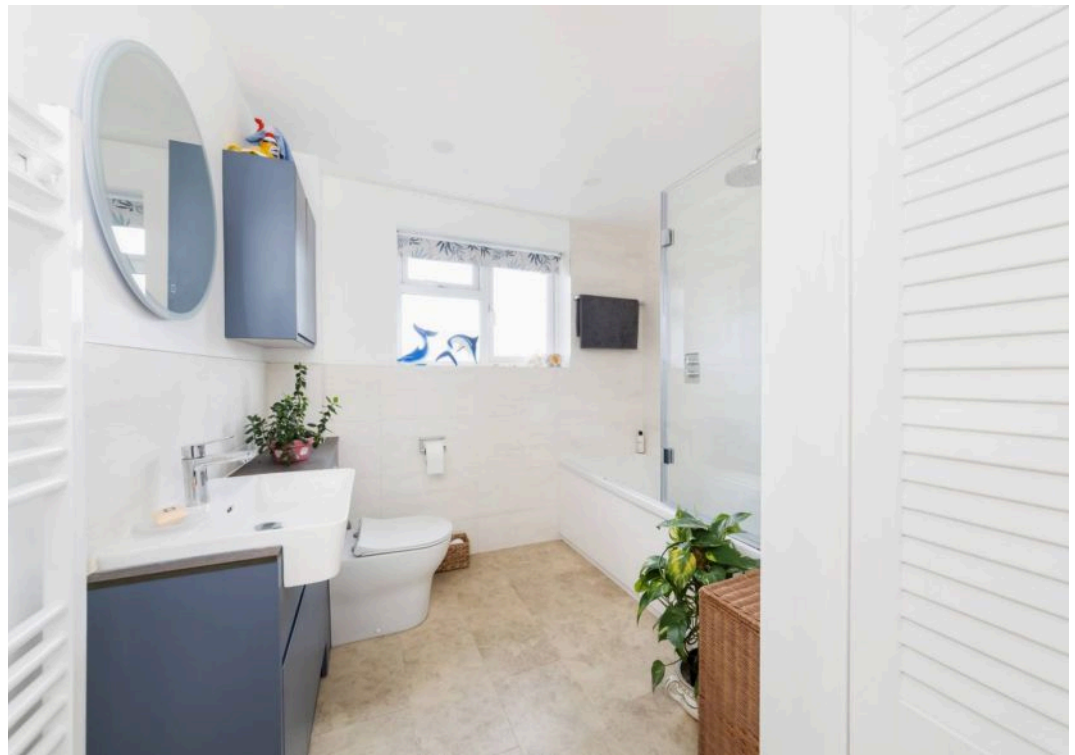




Key Features

- Entrance hall leading to useful ground floor cloakroom
- Spacious front facing bay fronted living room with central feature fireplace
- Desirable lifestyle room incorporating stylishly fitted kitchen offering an excellent selection of floor and wall units complemented by matching breakfast bar and many built-in electrical appliances
- Open plan to extended flexible family/dining area with doors leading on to the decked garden sun terrace
- Principal double bedroom offering attractive open views, with fitted wardrobe cupboards and en-suite shower room
- Three further spacious bedrooms (two doubles) complemented by three piece family bathroom with white suite
- Front garden providing hard standing parking facilities for several vehicles leading to garage
- Attractive 88` rear gardens incorporating large decked sun terrace and further patio leading to extensive lawn, surrounded by mature trees, flower and shrub borders - the whole enclosed by fencing









BRITISH
PROPERTY
AWARDS
2024

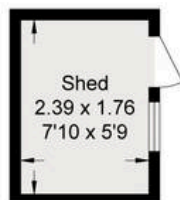
GOLD WINNER

ESTATE AGENT
IN ABINGDON

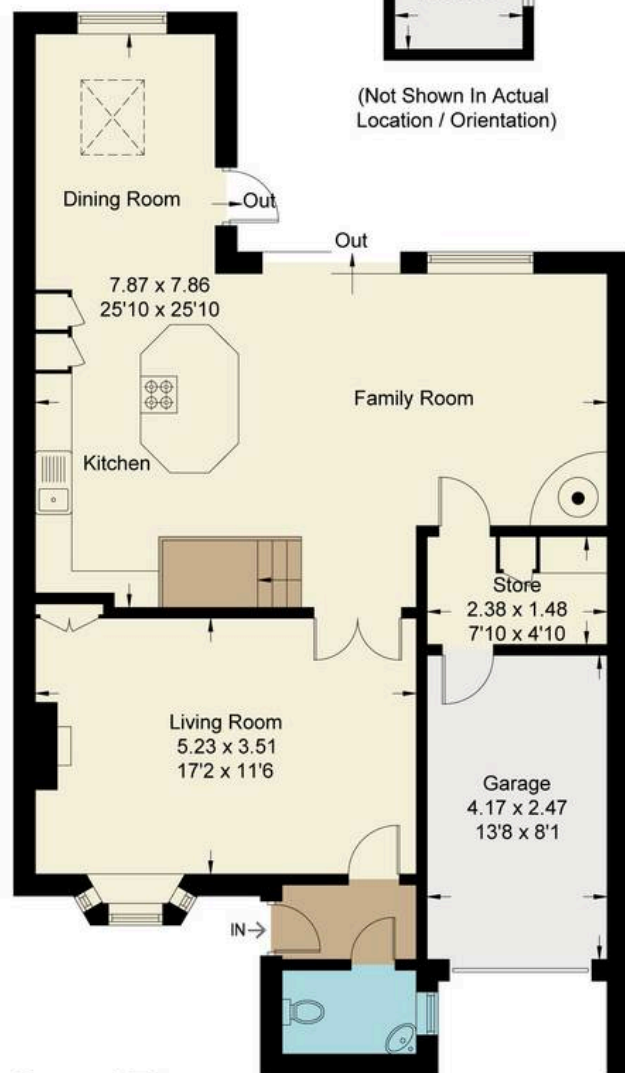
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(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Binning Close, OX14

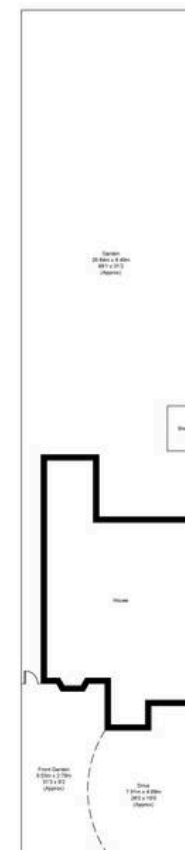
Approximate Gross Internal Area = 139.50 sq m / 1501 sq ft

Shed = 4.20 sq m / 45 sq ft

Garage = 10.30 sq m / 111 sq ft

Total = 154.0 sq m / 1657 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.
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