



33 Crabtree Lane, Drayton OX14 4HS



## 33 Crabtree Lane

Attractive open views feature with this spacious three-bedroom semi detached bungalow, situated in a delightful end of cul-de-sac location, sold with no ongoing chain.

33 Crabtree lane is situated in a delightful end of cul-de-sac location leading directly onto an attractive open field which in turn leads on to the expansive and delightful Millennium village Green. The property offers easy pedestrian access to many nearby amenities 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. 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.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D







## Key Features

- Entrance hall leading to three spacious bedrooms and bathroom
- Spacious separate living room with attractive central fireplace and double doors to gardens
- Extended and well equipped open plan kitchen/dining room
- Delightful double glazed conservatory providing attractive views over the gardens and open aspect beyond
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Outside the generous front gardens provide parking facilities for many vehicles which in turn lead to large brick built detached double garage with light and power
- Good size mature rear gardens incorporating patio and lawn surrounded by flower and shrub borders before leading onto an open field which in-turn leads onto the village Millennium Green
- Excellent potential to extend the existing accommodation including into the generous roof space

















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## Crabtree Lane, OX14

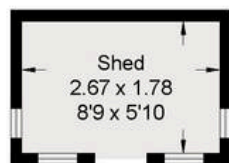
Approximate Gross Internal Area = 95.50 sq m / 1028 sq ft

Garage = 29.40 sq m / 316 sq ft

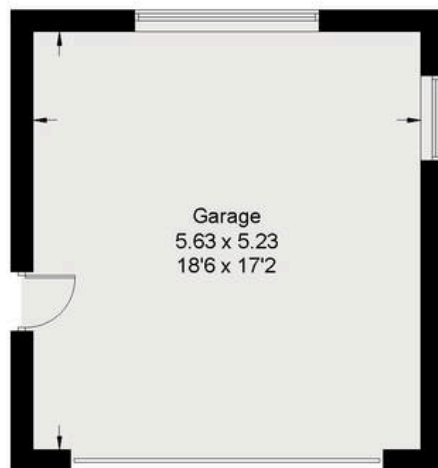
Shed = 4.80 sq m / 52 sq ft

Total = 129.70 sq m / 1396 sq ft

For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

