



20 Draycott Road, Southmoor OX13 5BY

20 Draycott Road

Rarely available and highly versatile link detached family home offered to the market with the security of no onward chain. Extremely well located within this sought after and well serviced Oxfordshire village, benefiting from three bedrooms two reception rooms and a tandem length garage ripe for conversion subject to the usual consents.

20 Draycott Road is situated in a very pleasant location within the heart of this very popular village and is within walking distance of the village's many amenities which include general store, post office, church, primary school, tennis club and public houses. There is an excellent bus service to Abingdon, Witney, Faringdon, Swindon and the City of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford city (circa. 9 miles). The nearby A420 provides easy access to Oxford, the M4 and M40.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Key Features

- Double aspect entrance porch with integral door into the garage and store
- Generous entrance hall with doors to all principal rooms and stairs rising to the first floor
- Generous L shape living/dining room with glazed sliding doors and large window overlooking the landscaped rear gardens
- Fitted kitchen with door out to the side
- Ground floor double bedroom
- Ground floor bathroom
- Highly versatile additional ground floor room ideal as a fourth bedroom, generous work from home space or snug perhaps
- To the first floor are two generous double bedrooms serviced by a first floor WC with hand wash basin
- Externally the property benefits from a mature front garden and ample driveway parking leading to 30'6" tandem garage with window overlooking the garden and double doors opening onto the paved terrace
- 45'3" x 38' mature landscaped rear garden complete with paved rear terrace and two timber sheds with power

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Approximate Gross Internal Area = 120.40 sq m / 1296 sq ft
(Including Eaves)

Shed = 14.70 sq m / 158 sq ft

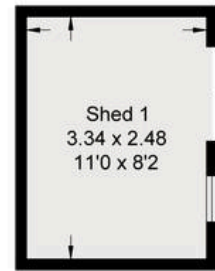
Garage = 27.80 sq m / 299 sq ft

Total = 162.90 sq m / 1753 sq ft

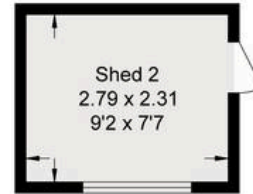
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Ground Floor

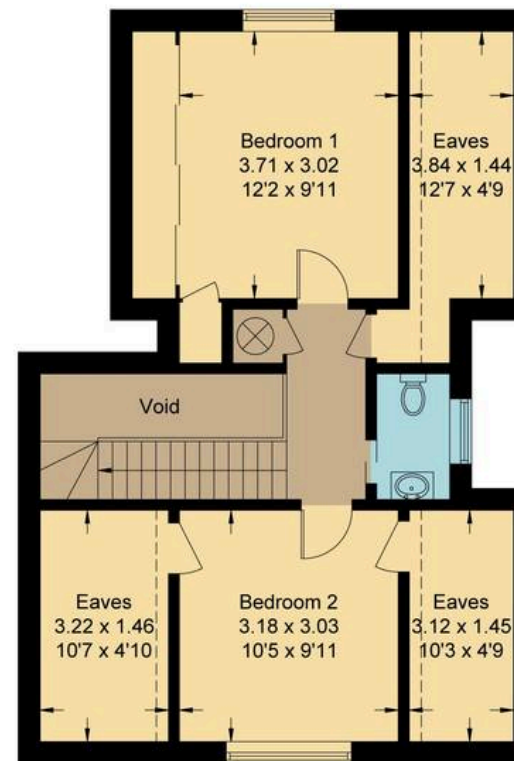


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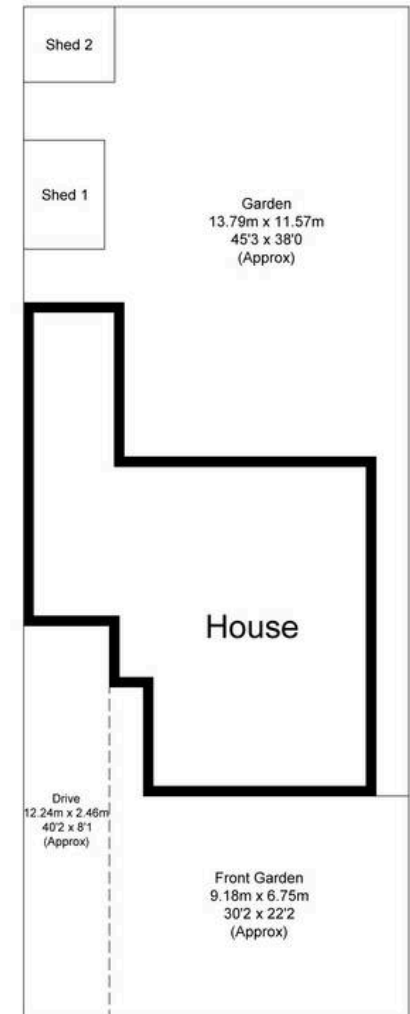


(Not Shown In Actual
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--- = Restricted Head Height



First Floor



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