



2 Gravel Lane, Drayton OX14 4HY

2 Gravel Lane

Located in the highly sought after Gravel Lane, a superb, extended, semi-detached family home with 71' south facing mature garden.

2 Gravel Lane is situated in a delightful non-estate location at the end of a no-through lane and is within the conservation area of this very popular village. There is easy pedestrian access to the village's many amenities, which include a good variety of shops (including a general store), post office, newsagents, hardware store, public houses, good primary school, St Peter's church and the large millennium village green. 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). The A34 intersection is a short drive leading to many important destinations including Didcot mainline railway station, which provides a direct line to London Paddington for commuters.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C





Key Factors

- Large, most welcoming, reception hall with ample storage and cloakroom off. With stairs rising to the first floor and doors to all principal rooms
- 19'11" Double aspect living room with large window to the front aspect and feature fireplace. The living room is open plan to the family room at the rear of the property
- Generous fitted kitchen with integral appliances and tiled floor open plan to the highly versatile and wonderfully light family room spanning the full width of the property
- Stunning family room flooded with natural light from the sky lights and doors opening onto the wonderful south facing gardens. Providing ample room for dining plus informal living space
- To the first floor are three bedrooms serviced by a re-fitted shower room with white suite
- Externally the property benefits from an unusually large 51' front garden setting you back from the lane, a 42' driveway affords hard standing parking for multiple vehicles leading to a single garage
- Beautiful and much loved south facing gardens complete with a greenhouse and timber shed with power. Well planted and tended complete with a full width block paved terrace and pergola with mature vine











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IN ABINGDON



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Gravel Lane, OX14

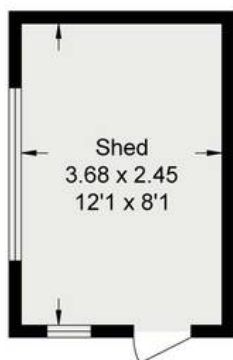
Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft

Garage = 13.80 sq m / 149 sq ft

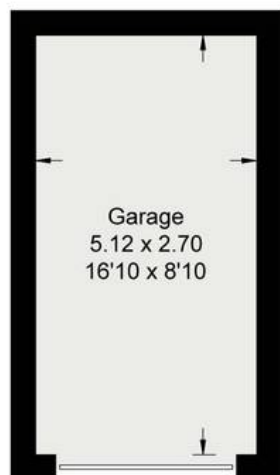
Shed = 9.0 sq m / 97 sq ft

Total = 133.80 sq m / 1441 sq ft

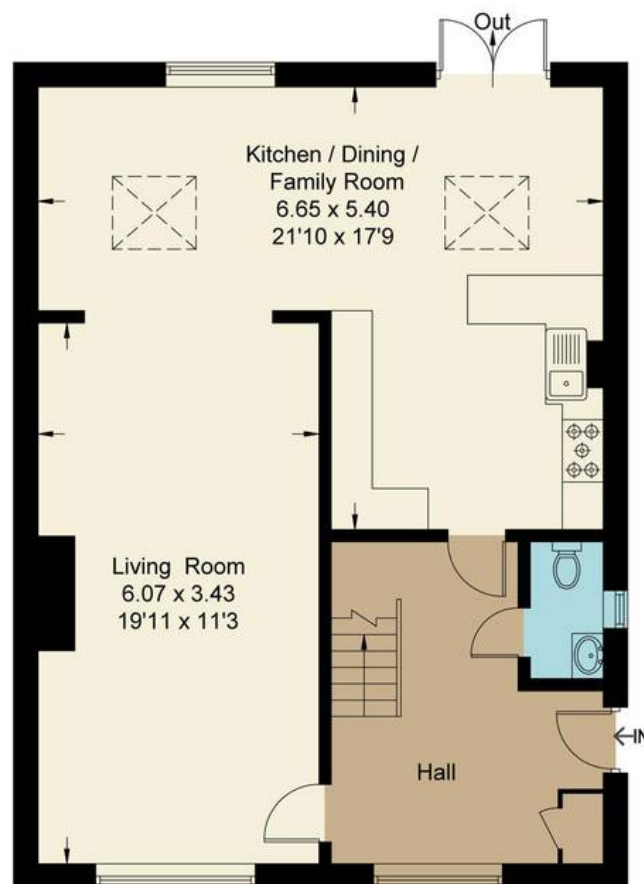
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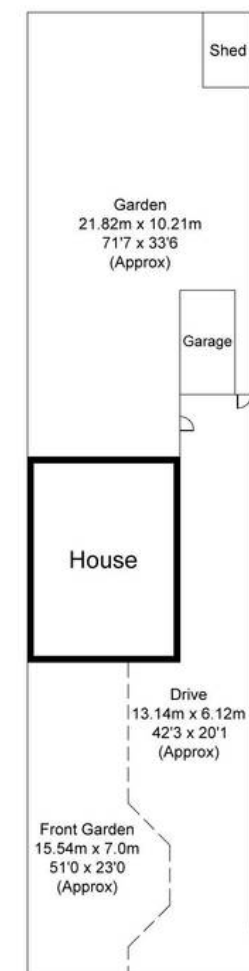
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Ground Floor



First Floor



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