



3 Rippington Court, Drayton OX14 4JT

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## 3 Rippington Court

Wonderful 3000 sq ft six bedroom detached family home offering superbly presented and very flexible accommodation over two floors, including potential annex facilities, situated in a desirable location towards the edge of this very popular village, complemented by large mature gardens extending to 0.43 of an acre offering high degrees of privacy before backing directly onto the Millenium Green.

### Location




Rippington Court is a small, select development consisting of only three substantial detached houses located towards the edge of this very popular village and backs directly onto the beautiful Millenium Green. Drayton village offers an excellent range of amenities including general store, post office, newsagents, hardware store, two public houses, 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.

### Directions what3words – enjoys.bulge.gurgling

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Leave Abingdon and proceed into the village of Drayton using the Abingdon Road. Take the third turning on the left hand side into Meads Close. Turn left at the end into Rippington Court, where there are three houses in a semi-circle: No 3 is the one on the right.



- Large and inviting entrance hall with spectacular galleried landing over leading to cloakroom and stylishly refitted open plan kitchen/breakfast room offering an excellent selection of floor and wall units complemented by integrated electrical appliances and separate utility room
- Spacious dining room with engineered oakwood flooring partly open plan to an impressive double aspect sitting room featuring attractive fireplace with inset log burning stove and engineered oakwood flooring
- Very flexible double aspect family room/music room with double doors to delightful covered seating area and single door to large double aspect study
- Two large ground floor double bedrooms/alternative reception rooms complemented by refitted four piece bathroom with white suite (could easily provide self contained annex facilities ideal for elderly relatives/teenagers etc)
- Wonderful galleried landing leading to delightful first floor master bedroom offering attractive elevated views over the tree lined gardens and Millenium Green, featuring built-in wardrobe cupboards and refitted en-suite shower room
- Three further double first floor bedrooms (all benefitting from built-in wardrobe cupboards) complemented by spacious four piece family bathroom
- Outside the large and beautifully presented gardens extend to 0.43 of an acre which to the front provide parking facilities for many vehicles leading to large double garage with eaves storage over and electronically operated up and over door
- Very wide and most attractive mature rear gardens incorporating patio and extensive lawn, brick built garden stores with light and power and vaulted ceiling, tool shed, many large mature specimen trees - the whole enclosed with stone walling, fencing, trees and shrubbery affording high degrees of privacy before backing onto the village Millenium Green

|   |   |            |                  |          |
|---|---|------------|------------------|----------|
| 6 |  | bedrooms   | Council tax band | G        |
| 4 |  | receptions | Tenure           | Freehold |
| 3 |  | bathrooms  | EPC rating       | C        |





Impressive double aspect sitting room featuring attractive fireplace with inset log burning stove and engineered oakwood flooring







Very wide and most attractive mature gardens incorporating patio and extensive lawn - the whole enclosed by stone walling, fencing, trees and shrubbery















# Rippington Court, OX14

Approximate Gross Internal Area (Excluding Void) = 271.8 sq m / 2926 sq ft  
Garage = 35.5 sq m / 382 sq ft  
Sheds = 14.4 sq m / 155 sq ft  
Total = 321.7 sq m / 3463 sq ft  
Garden / Driveway Area = 1777.8 sq m / 19136 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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