



Clematis Cottage
Drayton | Abingdon | Oxfordshire | OX14 4JW

CLEMATIS COTTAGE

A beautiful period character cottage tastefully maintained and improved but retaining the authenticity of its original features including oak timbers and floors and a feature fireplace with oak mantle and bread oven incorporating a log burning stove. Secure grounds, three/four bedrooms, and set on a circa 0.176 acre plot in a prime Oxfordshire village. London is accessible within the hour from Didcot station, there are local bus services and excellent schools, and a village post office and shops situated nearby.



GROUND FLOOR

Dating back to the late 1700's Clematis Cottage was originally occupied by the Village Manor Groom and Gardener. This detached cottage embodies quintessential English charm with its pitched roof entrance porch adorned with an outside lantern light and traditional doorbell pull. A beautiful name plaque graces the entrance door. The porch features double aspect windows to the side, half-panelled walls, traditional patterned coloured floor tiling, an electricity consumer box, and a radiator. Stairs lead to the first floor, with doors to the left and right passing the bottom of the staircase. To the right is a formal dining room with triple aspect windows and a radiator. The larger two windows to the front and side are double glazed. There is also a large understairs storage cupboard housing coats, vacuum cleaner, etc, and the modern condensing gas central heating boiler (installed in 2010). The dining room features natural timber flooring and timber beams to the ceiling.

Passing back through the hallway, we re-join the entrance hall and proceed to the main living room, which is the heart of the cottage. This room boasts an impressive feature fireplace with an oak mantle above and a former bread oven, a radiator, and a modern log-burning stove for those cosy winter evenings. This room has had extensive new oak flooring and ceiling timbers, along with original oak wall timbers and wall lights. A wide double-glazed window allows plenty of natural light to flood through. The property remains cosy in winter but cool in summer.

Leading from the living room through a cross-braced and latched door to the country cottage kitchen/breakfast room with tiled flooring and base units. The kitchen features a unique worksurface called "Wharf", a modular bespoke worksurface with a grooved moulding drainer and up-tilt edge. It includes a one and a half sink and drainer with a chrome wash-down tap, a large Rangemaster professional 110 range with six gas burners and twin ovens (available by separate negotiation) with a tiled feature splashback, and a Rangemaster chrome chimney extractor above. Additionally, there is space for a dishwasher and a large upright fridge-freezer. A door leads to the boot/utility room with a shower and a separate cloakroom with a WC, basin, and stable door to the driveway, garage, and terrace. There is also space for a washing machine and tumble dryer above, along with wall and base units and a further worksurface.





SELLER INSIGHT

“Clematis Cottage has been our cherished family home since 1998, enticing us initially with its proximity to excellent schools and convenient commuter routes. Its unique character, reminiscent of a beloved black-and-white house from my childhood, captured our hearts and inspired us to create new memories here with our daughter.”

“Over the years, we’ve sympathetically modernised Clematis Cottage while preserving its charm. The restored inglenook fireplace, with oak overmantle, exudes warmth, inviting cosy evenings by the crackling fire. The property has an abundance of character, from the beautiful patterned tiles enhancing the porch to the graceful addition of an oak floor in the dining room, which was created from a tree which we purchased - it has instilled such a sense of pride as many of the features we have installed ourselves.”

“Our kitchen, a hub of culinary creativity, effortlessly accommodates gatherings of friends and family. The addition of an Italian shower/steam cubical in the utility/boot room, initially a practical necessity, has evolved into a luxurious retreat. Upstairs, our daughter savoured the tranquillity of her self-contained space, a testament to the home’s versatility.”

“Nestled within a walled garden, our sanctuary boasts privacy and safety, offering ample space for exploration and relaxation. The vibrant village community, brimming with activities fosters a sense of belonging. With an abundance of footpaths meandering through picturesque landscapes and the hidden gem of the millennium green adorned with ancient walnut trees, every stroll is a delight.”

“Outside, our landscaped garden, with brick pathways and vibrant blooms, offers enchanting views in every season. The addition of a charming summerhouse has elevated entertaining outside. From summer parties to camping nights under the stars, Clematis Cottage has been a canvas for cherished moments. We recently hosted a summer celebration for our daughter. The day was filled with laughter as children played in the garden, while the evening transformed into a magical affair. Twinkling fairy lights decorated the trees, casting a romantic glow over the festivities, creating an atmosphere that was simply unforgettable.”

“With views of the iconic bell tower and church, we’ve revelled in breath-taking sunsets and tranquil mornings, accompanied by visits from curious wildlife such as doves, hedgehogs and even a muntjac.”

“Our neighbours have become friends and have enriched our lives in this idyllic setting. As we embark on a new adventure near the coast, we bid farewell to Clematis Cottage, grateful for the joy, memories and friendships forged in this beloved home. Though we’ll miss its comfort and charm, we eagerly anticipate embracing new experiences and creating new memories in our next chapter.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

Ascending the stairs to the landing, to our left lies the principal main bedroom boasting a double-glazed window to the front, a radiator, and built-in double wardrobes. Part timbered walls add to its character, while cleverly placed internal half-glazed doors allow natural light to filter through the home. Character features like dome brass light switches enhance the property's authenticity, creating an inviting atmosphere. This spacious double room offers comfort and tranquillity.

Continuing from the landing, we find a versatile space, suitable as a single bedroom or office/music room. Complete with an understairs cupboard for additional storage, this room features a double-glazed window with timbered walls and ceilings, along with wall lights, providing a cosy retreat for work or relaxation.

Step into the renovated and modernized bathroom, where luxury meets functionality. The tiled floor exudes elegance while chrome heated towel rails add a touch of sophistication. A fully concealed close-coupled WC ensures sleek aesthetics, complemented by attractive modern tiling adorning the walls. The centrepiece is the "P" shaped shower bath, featuring a glass side screen for a contemporary look and practicality. A matching vanity unit with twin doors provides ample storage, accompanied by a freestanding sink and mirror with a shaving point for added convenience. Complete with an extractor fan, this bathroom is a sanctuary of relaxation and style.









SECOND FLOOR

Ascending from the first-floor landing, you'll find yourself in a spacious landing room adorned with a pitched roof and oak feature timbers, offering a charming ambiance. While not enclosed, this room provides direct access to the adjacent double bedroom. Featuring timber walls and a double-glazed window to the side, it boasts eaves double cupboards with louvered doors and a radiator. This versatile space could potentially be subdivided to create a separate room, subject to compliance with planning and building regulations, ensuring fire and safety standards. Alternatively, it serves as an ideal social area to the large double bedroom and could function as a dressing room or changing room. From the initial landing room, a door leads to the double bedroom, featuring a double-glazed window to the rear and a radiator. The room showcases attractive oak timbers and a pitched roof line, adding to its character. With ample space for freestanding wardrobes in the middle of the room, this bedroom offers comfort and flexibility.







OUTSIDE

Approaching the property from the High Street, you'll drive through a five-bar gated entrance onto an immaculate light-coloured stone driveway, enclosed by a natural stone boundary wall. Stone edging divides the driveway from a landscaped area with shrubs and ornamental palm trees, while the other side features a lawn. The boundary fence to the neighbour is post and close boarded, adorned with trailing planted climbers for seasonal colour.

The boot room stable door provides access to the terrace, safely enclosed by an arbour and trellis, making it ideal for children and dogs. The rear paved terrace boasts a raised vegetable area, perfect for growing produce and herbs. The garage, constructed of red brick with a tiled pitched roof and up-and-over door, opens onto this terrace and offers light and power.

One of Clematis Cottage's surprises is its beautifully established and mature garden, clearly designed by a horticultural expert. The main lawn is raised from the house and terrace, with gradual paved steps leading to a new level lawn area. The garden features various sitting areas, pathways, and small paved spaces for added privacy.

A shared boundary wall with the neighbouring property enhances privacy. At the rear, a summer house with a round patio offers space for a large table and chairs. A metal storage shed and a traditional stone wall, shared with the Village church, provide additional boundaries. From the seating area, enjoy views of the Church Tower, immersing you in the heart of village life. With an apple tree, shrubs, and a planted rockery. There is a pergola fishpond and water feature, this garden truly has something for everyone.





LOCATION

Drayton Village is located conveniently for access to Oxford, Abingdon, Milton Park, and the Harwell and Culham science Parks. Drayton village offers easy commuting options via the A34 and Didcot Parkway rail station. London is reachable within an hour, and regular bus services connect to surrounding areas.

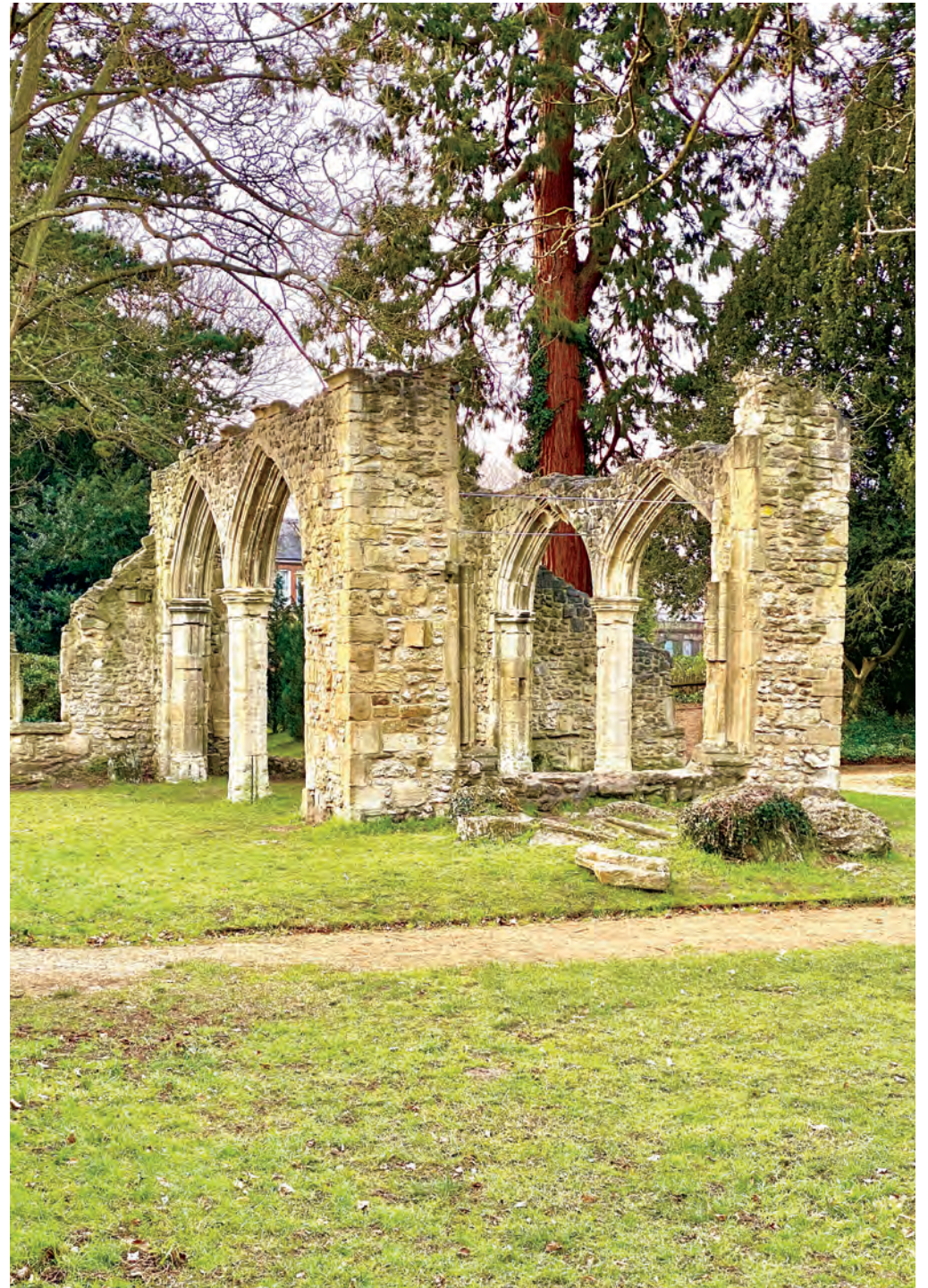
With roots dating back to the Domesday book of 1086, Drayton is steeped in history and boasts notable landmarks such as a stone cross commemorating Queen Victoria's Golden Jubilee and the renowned walnut trees on the Millennium Green. Residents enjoy proximity to Drayton Park Golf course and driving range.

The village fosters a vibrant community spirit and provides essential amenities including a primary school, pub, church, village hall, stores, and post office. Scenic walks along The River Thames from nearby Sutton Courtenay offer tranquillity amidst nature.

Just 3 miles away, the market town of Abingdon offers a plethora of shopping options and sports facilities. The leisure centre features indoor and outdoor tennis courts and a swimming pool, while Tilsley Park boasts a UK Athletics A Grade track and field facility. Boating and rowing clubs along the River Thames provide recreational opportunities. Frilford Heath and Farmoor reservoir offer additional options for golfing, sailing, and water sports.

Abingdon hosts a diverse range of schools, both state and private, including Larkmead, John Mason, Fitzharris, Radley College, The Manor, Europa school, St Helen and St Katharine's, Abingdon School, and the specialist Unicorn school, ensuring excellent educational opportunities for residents.





INFORMATION

Services, Utilities & Property Information

Utilities - Mains water, electricity supplier (OVO energy) and main supply drainage are all connected. Heating is provided via Condensing Gas boiler (British Gas) and there is a log burning stove.

Tenure - Freehold

Property Type - Detached Cottage

Construction Type - Brick and timbered elevations with a tiled roof

Local Authority - Vale of The White Horse District Council.

Council Tax Band F

Parking - There is a detached single garage and off-road parking for 2+ spaces.

Mobile Phone Coverage - Ofcom website (<https://www.ofcom.org.uk/>) shows that in the postcode area OX14 4JW there is mobile coverage outdoors providing voice and data and enhanced data services by EE, Three, O2, and Vodafone mobile signal is available in the area. 4G and some 5G mobile signal is available in the area. We advise you to check with your provider to be sure they can provide services in this location.

Broadband Availability - Current BT broadband package is 60 Mbps. Actual speed check 55.85 download and 24.47 upload. Superfast Broadband Speed is available in the area. Please verify this for yourself if this is essential to your buying the property.

Special Notes - The property is situated in a conservation area.

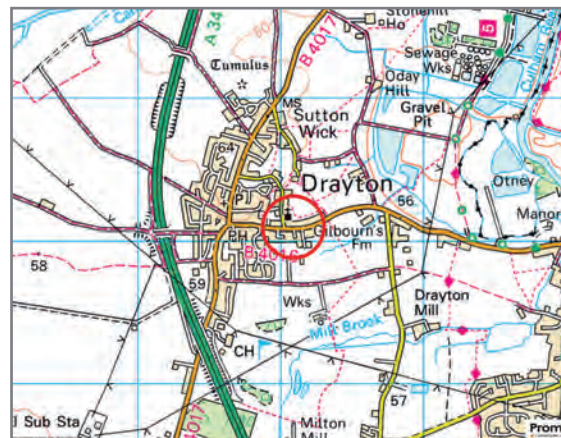
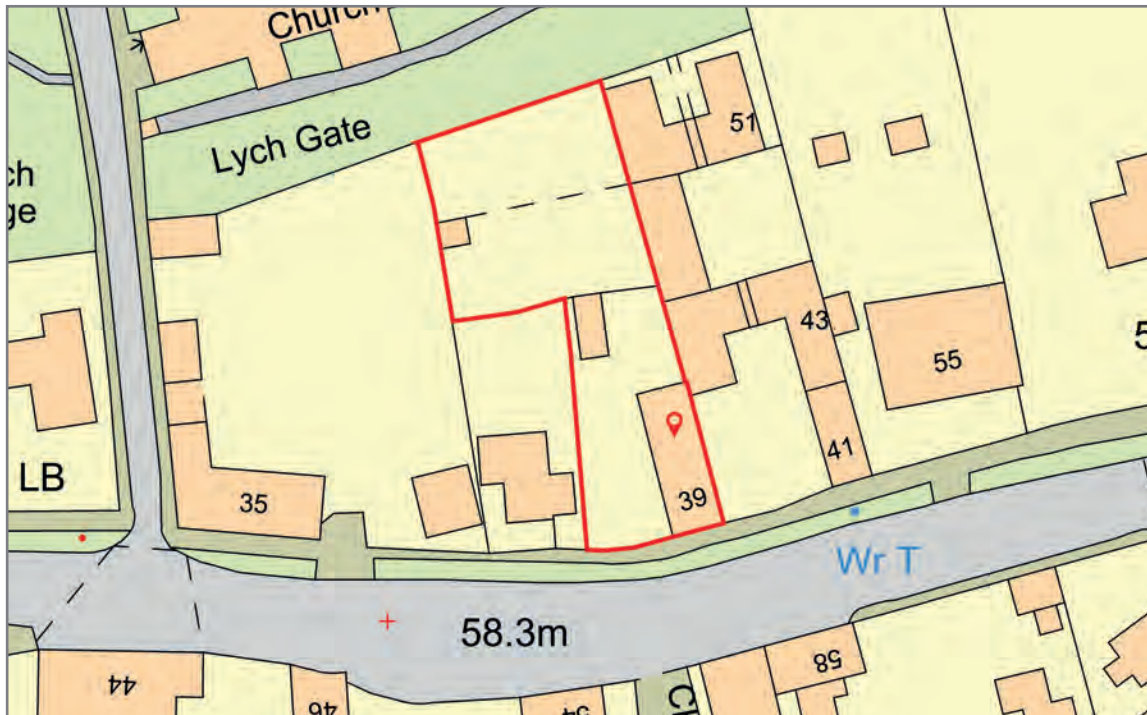
Viewing Arrangements

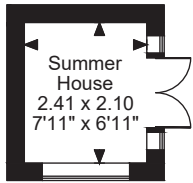
Strictly via the vendors sole agent Guy Simmons Fine & Country on 07789 275 716.

Website

For more information visit <https://www.fineandcountry.co.uk/oxford-estate-agents>

Offers in excess of £725,000





High Street, Clematis Cottage, Drayton, Abingdon

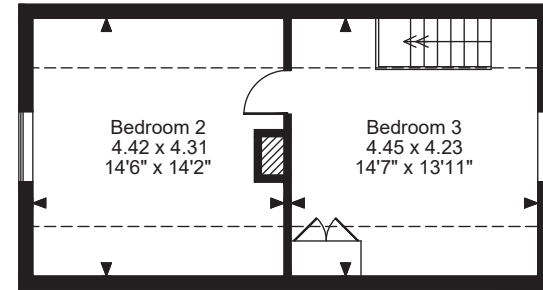
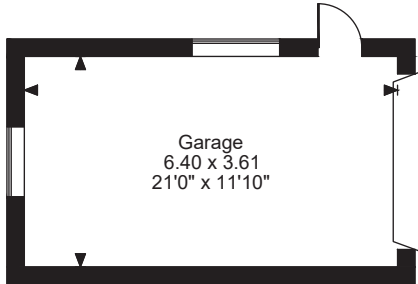
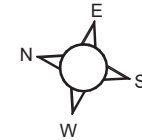
Approximate Gross Internal Area

Main House = 1453 Sq Ft/135 Sq M

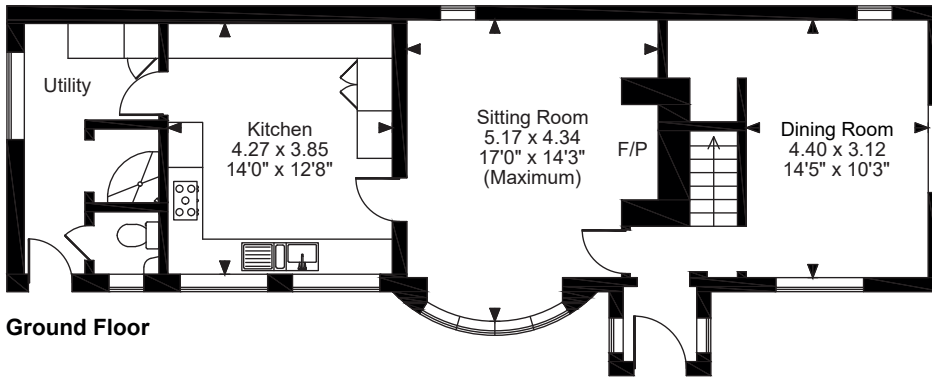
Garage = 249 Sq Ft/23 Sq M

Summer House = 54 Sq Ft/5 Sq M

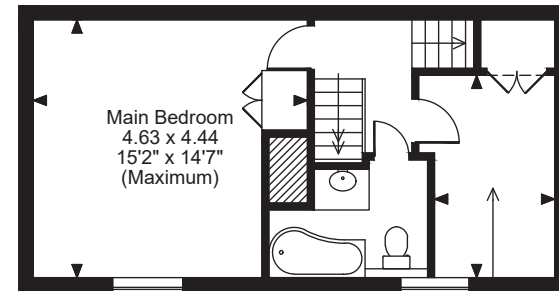
Total = 1756 Sq Ft/163 Sq M



Second Floor



Ground Floor



First Floor

Bedroom 4/
Study
3.47 x 2.06
11'5" x 6'9"

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

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Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

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