



Old Cottage

High Street | Drayton St. Leonard | Wallingford | Oxfordshire | OX10 7BA

FINE & COUNTRY

OLD COTTAGE

Old Cottage is an exquisitely modernised, four-bedroom property offering spacious accommodation with delightful gardens and a double garage. Nestled in the heart of the Oxfordshire countryside within this charming village, the property is nonetheless well placed for access to nearby towns.



THE OLD COTTAGE

Old Cottage is an exceptional, modernised cottage-style home that seamlessly blends period character with contemporary living, featuring high-quality fixtures and fittings, perfect for modern lifestyles. Built around 1760, the property retains original features such as fireplaces and exposed beam work. Notable are the brick elevations, including some partial herringbone brickwork.

From the front door, an entrance hall leads to the sitting room, which boasts an open Inglenook fireplace and burner. The second reception room serves as a dining room, and the kitchen, partially high vaulted, has been recently refitted and offers views over the beautiful gardens. The study, also located on the ground floor, is highly versatile and can serve a variety of purposes. A cloakroom completes the ground floor. On the first floor, there are four bedrooms—three of which are generously sized, while the fourth is currently used as a dressing room.

The mature gardens offer complete seclusion, providing a sense of tranquillity and privacy. Paved gardens are located at the front, along with parking and a large single garage equipped with lighting and power.

Ground Floor

Porch:

A bespoke hand built porch which the present owners commissioned, complete with oak pillars, benches for seating, storage, and a tiled roof. A composite oak-style door leads to:

Entrance Hall:

Quarry-tiled floor, with stairs leading to the first floor.

Sitting Room:

A fabulous room showcasing a wealth of character features, including a large brick Inglenook fireplace with an oak beam acting as a natural divider between the brickwork and Cotswold stone. There is a 'Stovak' multi-fuel burner fitted by Dorchester fires. The fireplace features internal lighting, and recesses where the former bread oven was located. The room has engineered oak wood flooring, wall lighting, double-glazed windows to the front and rear, two radiators, and exposed beam work.

Dining Room:

Quarry-tiled flooring, spot lighting, double-glazed window to the front, and exposed beam work. Two full-length recesses with inset lighting, radiator.

Kitchen:

A bright, partially high-vaulted room with a triple-glazed skylight. Recently refitted, it includes a range of Howdens units and drawers, solid oak work surfaces, a butler's sink unit with a "Hot tap". Full-length cupboard with wooden shelving, and a walk-in pantry cupboard with shelving and light. It has plumbing for a dishwasher, space for a fridge/freezer, a Rangemaster cooker with a six-ring hob, double oven, grill, and storage.

Study:

A versatile room suitable for various uses, featuring engineered wood flooring, double-glazed French doors to the decked area and rear garden, it also has double-glazed windows to the side and rear, offering a pleasant view of the garden. Includes pipework for a radiator and spotlighting on the ceiling along with wall lights.

Cloakroom/Utility Room:

Low-level WC, washbasin, plumbing for a washing machine, heated towel rail, tiled splashbacks, electric heater, and double-glazed window, passageway to under stairs storage.









Seller Insight

“ We moved from High Wycombe to Drayton St Leonard in October 2017. We had been looking for a village location near to the M40 corridor to enable easy access to London and work.

We viewed one cottage in the village but unfortunately it was too small for our needs, Old Cottage was added on to our list almost as an afterthought.

On viewing Old Cottage we realised that it was in dire need of love, care, attention and money to put it back to the house it deserved to be, the house immediately felt right and we were hooked.

We moved in and were warmly greeted by the neighbours who held a meet and greet supper for ourselves along with other villagers, they then proceeded to insist that we attended the local “Beer Festival” in the village hall the following evening and added us to the village E mail where villagers are advised of local events. (Summer fair, bonfire and fireworks, new year barbecue etc). This is also the place we learned that you can give back to the village by advertising your unwanted items and learn of local road closures and events.

We began the long process of rejuvenating Old Cottage. The house seemed to soak up the attention we were giving and rewarded us by becoming a desirable warm friendly cottage.

Drayton St Leonard is a friendly hospitable village where people are always ready to help, as well as the local events there is endless dog walking, walking and cycling. The local farmer has one of his fields set aside as a runway where he and others fly light aircraft and microlites. The farm also caters for equestrians by providing livery.

We thought and believed that Old Cottage would be our forever home and have formed lasting friendships in the village, however ill health has meant that it is not to be, and must leave the cottage to the next lucky owners.*

* These comments are the personal views of the current owner 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

Landing:

Two electric heaters, exposed beam work, and double-glazed windows, including one overlooking the rear garden.

Bedroom One:

A bright, spacious easterly facing principal bedroom with double-glazed windows overlooking the rear garden, featuring a high vaulted ceiling, two radiators, exposed herringbone brickwork with beam accents, spot lighting, wood flooring and loft access.

Bedroom Two:

Solid Ash Wood flooring, radiator, double-glazed window to the front, and exposed beam work. An inner hallway connects Bedroom Three to Bedroom Four.

Bedroom Three:

Wood flooring, radiator, double-glazed window to the front, downlights, wall lights airing cupboard, access via loft ladder to a partially boarded loft with two L.E.D strip lights.

Bedroom Four/Dressing Room:

Accessed from the landing and Bedroom Two. This room, currently used as a dressing room, has the potential to be converted into a shower room. It features a double-glazed window to the front, exposed beams and an engineered oak wood flooring, whilst the hallway leading to this room has a solid Ash wooden floor.

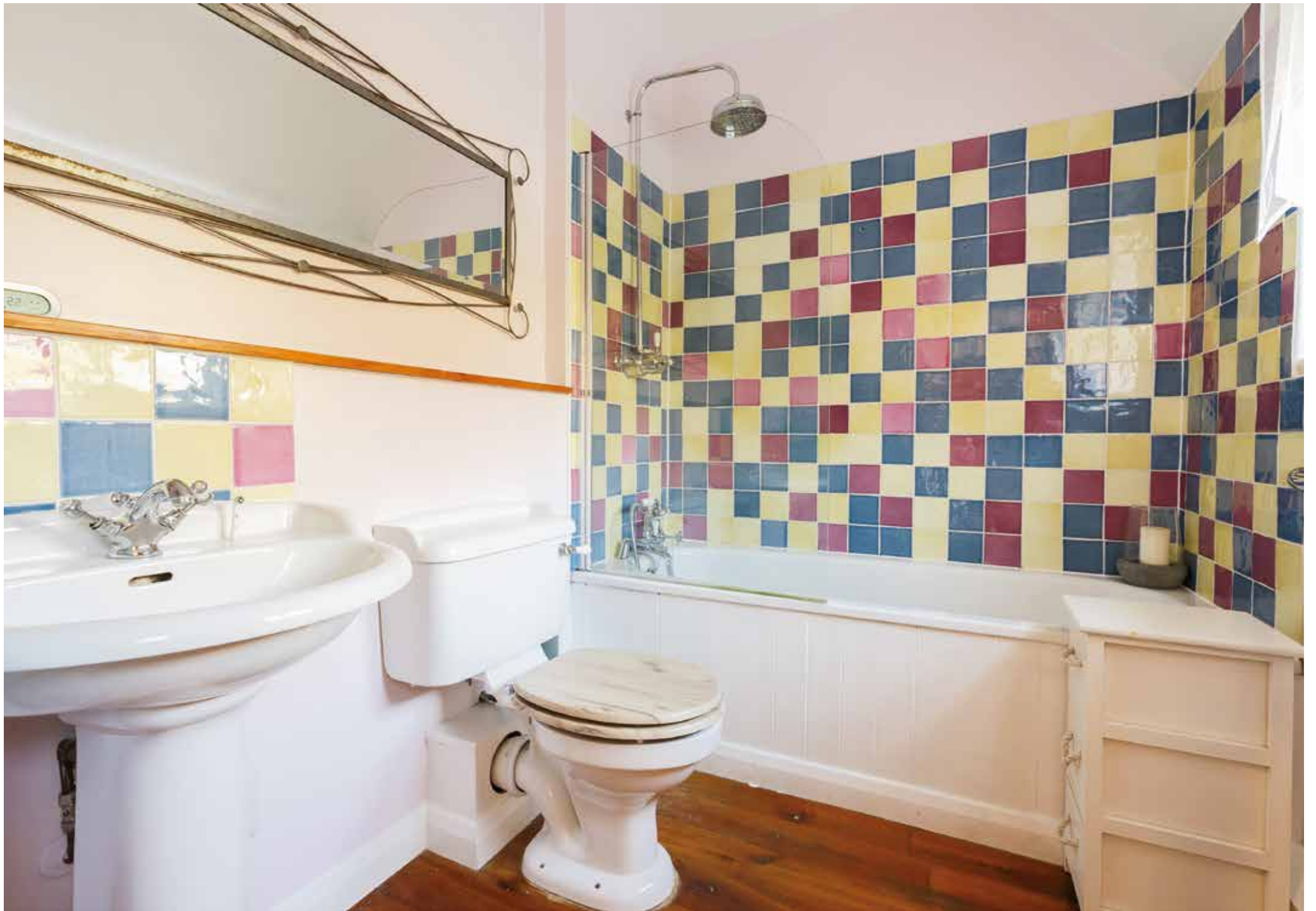
Bathroom:

Includes a pedestal washbasin, low-level WC, panelled bath with mixer tap and overhead shower, tiled splashbacks, a display mantle, and a heated towel rail.















Outside

The Gardens

Rear Garden:

Adjoining the rear of the property is a decking area with inset lighting and sleepers. An outside tap is available, and a door leads to the boiler room. Timber steps provide access to the main garden, which is mainly laid to lawn, with extensive flower and shrub borders. Surrounded by mature deciduous trees, the garden offers complete privacy and tranquillity. The thoughtfully planted flowers and shrubs ensure year-round colour. There is a circular seating area and a rear patio with a shed equipped with power. A concealed 1,000-litre oil tank is also present.

Boiler Room:

Contains a free-standing Worcester-Bosch oil boiler and light.

Front Garden:

The front garden features a mix of shingle and paving, providing parking for several vehicles. It includes outdoor lighting, a tap, power outlets, and a car charging point. Additionally, there is a hand made wood store and a Cotswold stone wall along one boundary.

Garage:

Measuring 15'8 x 8'1, the garage includes lighting, power, a workbench, and an up-and-over door.

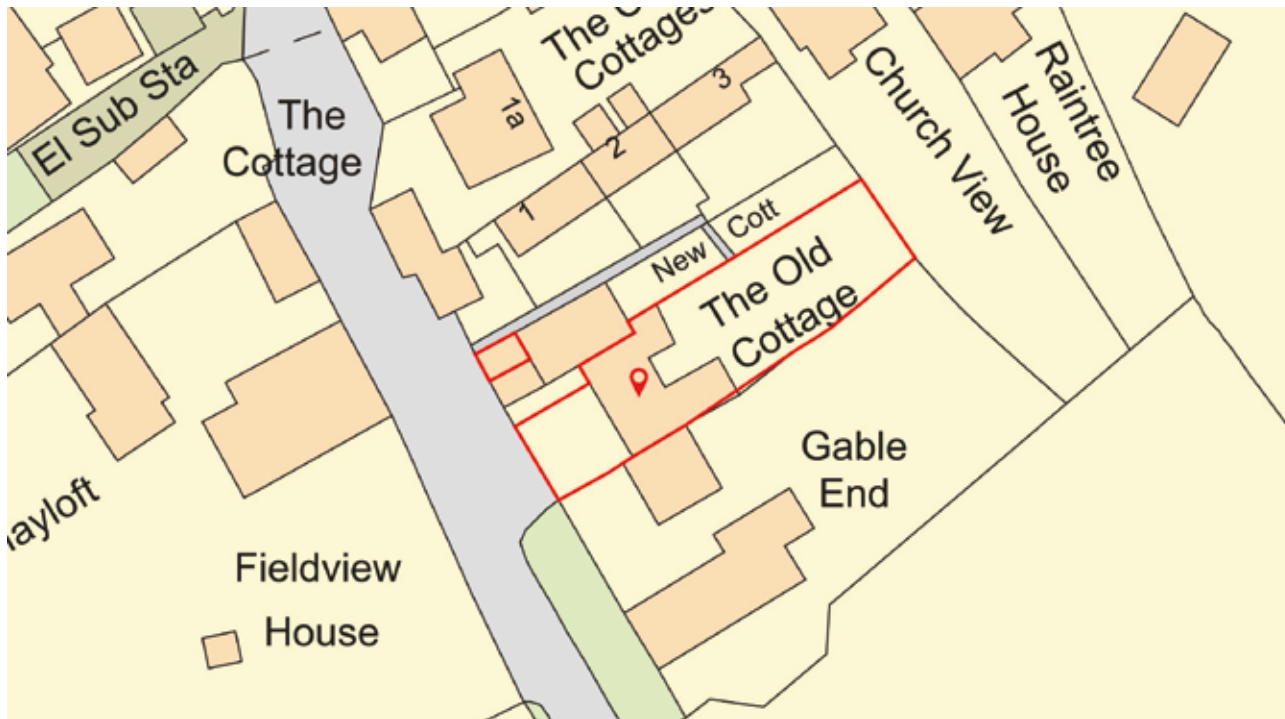




Location

Drayton St Leonard is a small village in South Oxfordshire adjacent to the River Thame. It currently consists of nearly one hundred houses and has a population of about 290. The village is located eight miles south of Oxford, three miles from the larger village of Dorchester-on-Thames, and seven miles from the historic market town of Wallingford. It is just six and a half miles from Junction 7 of the M40, eight miles from Didcot Parkway Station (with trains to London Paddington in 45 minutes), and twelve miles from Haddenham and Thame Parkway (with trains to London Marylebone in under an hour). The village retains a genuine sense of community, with the local village hall serving as a hub of activity alongside the vibrant Church of England parish church of Saint Leonard and Saint Catherine. The Aston Martin Museum, which presents the history of Aston Martin cars, is also located in the village. The Catherine Wheel public house has been designated an Asset of Community Value.





Services, Utilities & Property Information

Utilities – Water, Oil, Main Sewage, Electricity.

Mobile Phone Coverage - '4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability - 'Superfast Broadband Speed is available in the area, with predicted highest available download

Tenure – Freehold.

Directions -

Postcode: OX10 7BA what3words: dragons.butter.ringside

Local Authority: South Oxfordshire District Council
Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953 244

Website

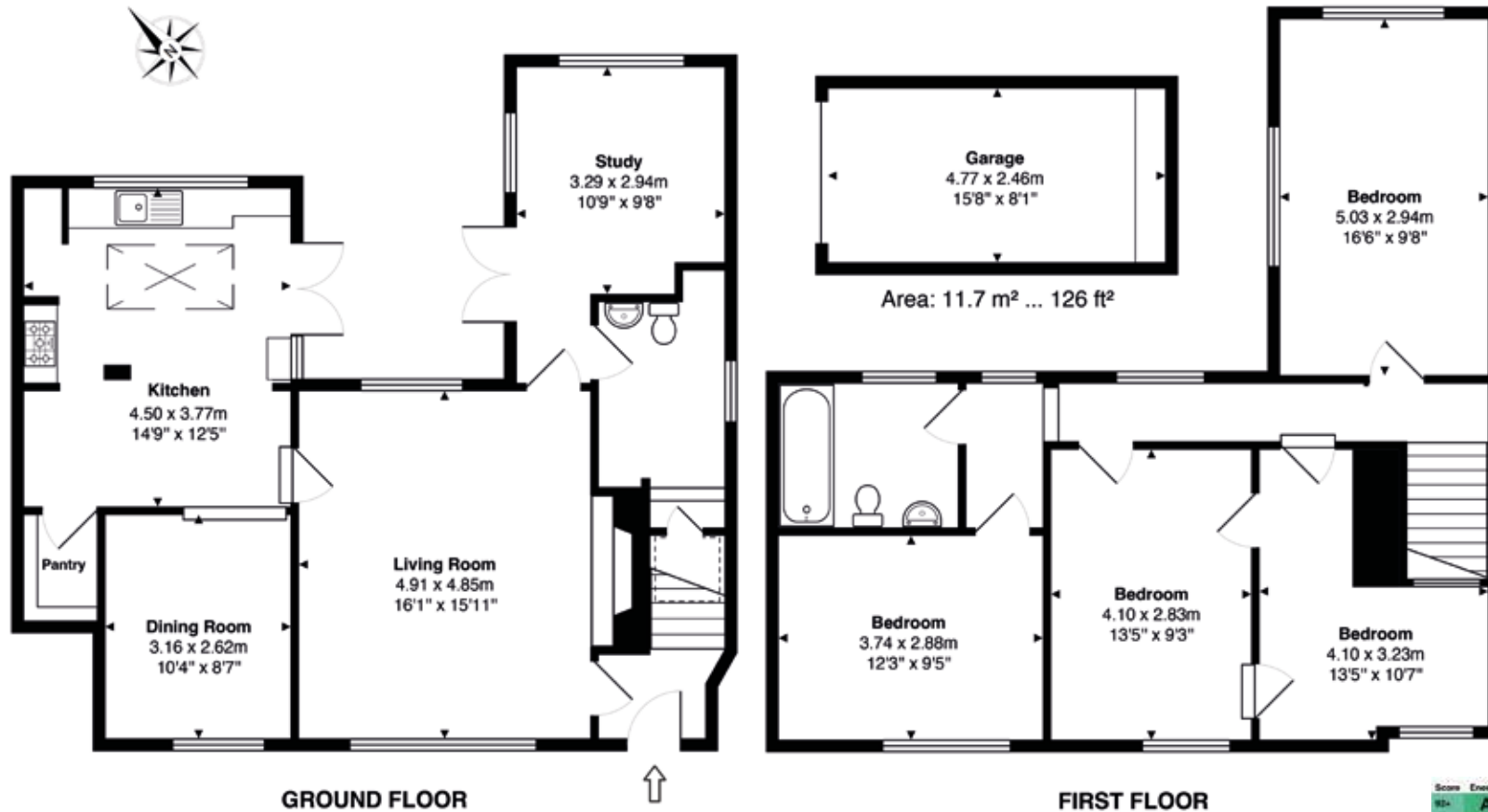
<https://www.fineandcountry.co.uk/oxford-estate-agents>

Opening Hours:

Monday to Friday 9.00 am–5.30 pm
Saturday 9.00 am–4.30 pm

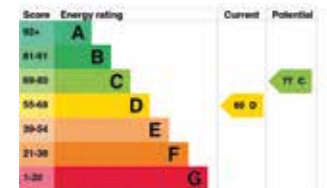


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Total Area: 138.5 m² ... 1490 ft²

All measurements are approximate and for display purposes only



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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