



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

4 Ford Lane, Drayton St. Leonard, OX10 7AS



DRAYTON ST. LEONARD

Drayton St Leonard is an attractive South Oxfordshire village, peacefully positioned away from main roads and surrounded by open countryside. At the heart of the village is an Anglican church, village hall and children's playground, while a strong sense of community is reflected in the regular events and variety of local clubs and activities organised throughout the year.

The nearby market towns of Wallingford and Abingdon, both approximately 8 miles away, offer a comprehensive range of shops, services and everyday amenities, while Oxford is approximately 10 miles away. For commuters, Junction 7 of the M40 is around 6½ miles from the village, providing convenient access towards London and Birmingham.

The village is also well placed for local schooling, including St Birinus C of E Primary School in nearby Dorchester-on-Thames and the multilingual European School at Culham.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC E



4 FORD LANE

Quietly positioned along a no-through road in the rural village of Drayton St Leonard, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, a generous garden and excellent off-road parking.

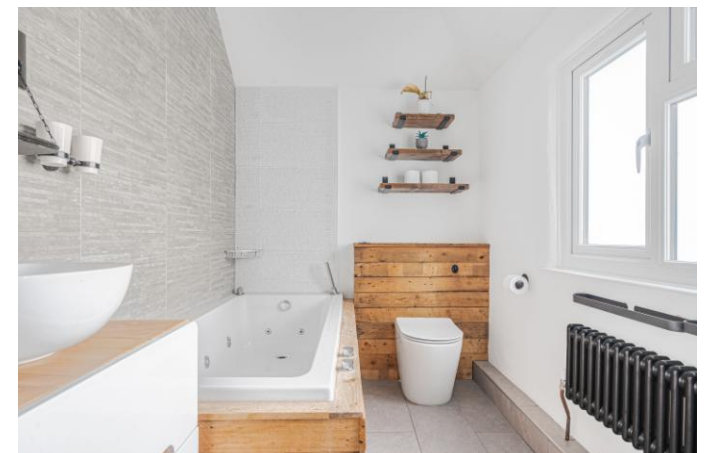
The front door opens into an entrance hall with a guest cloakroom. The reception room is a comfortable space, centred around an open fireplace, with double doors leading through to the kitchen. Overlooking the rear garden, the kitchen benefits from tiled flooring, a good range of storage and a partially glazed ceiling which brings plenty of natural light into the room.

Further ground-floor accommodation includes a conservatory extension, providing an additional reception space from which to enjoy the garden, together with a separate utility room.

On the first floor are three bedrooms, comprising two doubles and a single. The principal bedroom enjoys a pleasant outlook over the generous garden and farmland beyond. The bedrooms are served by a contemporary family bathroom featuring a Jacuzzi bath and separate shower.

Outside, a generous wrap-around decked terrace provides plenty of space for outdoor seating and entertaining. Beyond is an established lawned garden extending to approx. 80 ft, with a pond and attractive pleached hedging.

At the end of the garden is a separate insulated studio, currently arranged as a home office and games room, with light and power connected, providing a versatile space well suited to home working, hobbies or recreation. A picket fence encloses a dedicated children's play area with artificial grass, while a useful store is positioned to the side of the property.



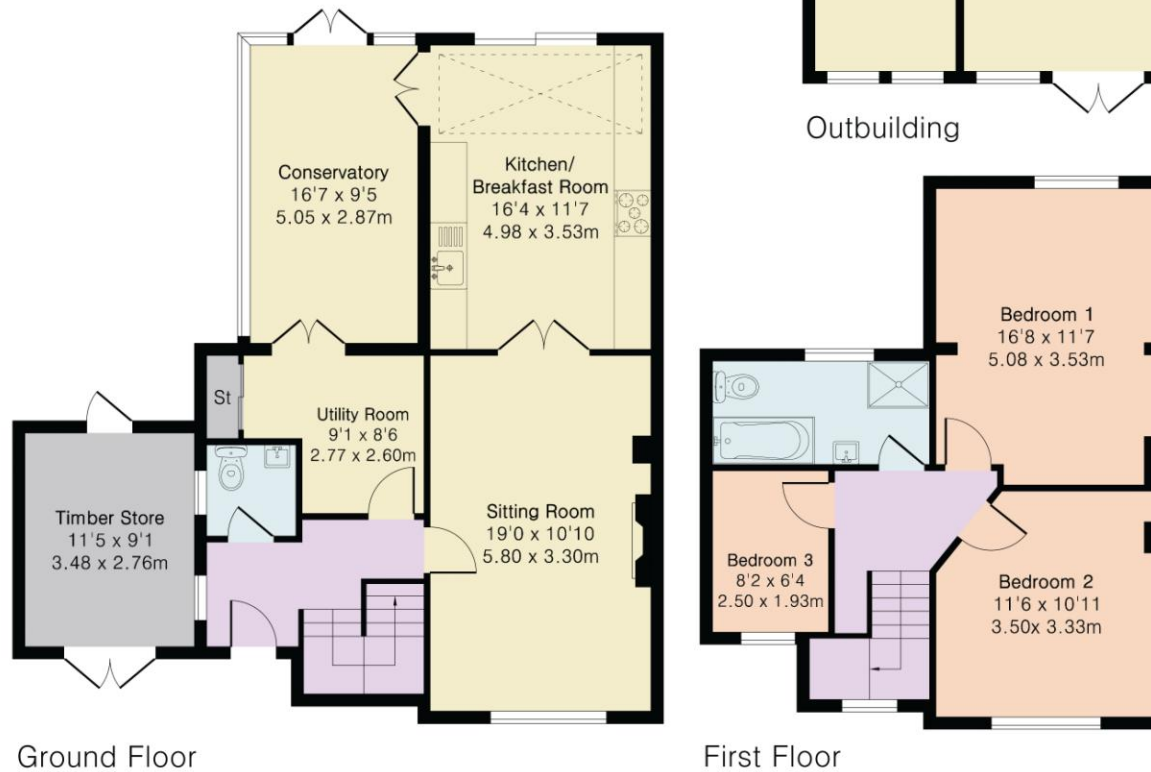
**Approximate Gross Internal Area 1324 sq ft - 123 sq m
(Excluding Timber Store & Outbuilding)**

Ground Floor Area 783 sq ft – 73 sq m

First Floor Area 541 sq ft – 50 sq m

Timber Store Area 103 sq ft – 10 sq m

Outbuilding Area 223 sq ft – 21 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	50
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

LPG heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band D

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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