



62 ABINGDON ROAD, DRAYTON

A semi-detached, 3-bedroom property with generous garden and garage.

Rent: £1,500 PCM Deposit: £1,730.76

Orpwood House, School Road
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BROWN & CO

Description: 62 Abingdon Road is a well-presented 3-bedroom property situated within the popular village of Drayton. Offering well-proportioned accommodation throughout, the property is ideally suited to a professional couple, particularly those seeking space to work from home, or a small family.

Location: A range of amenities can be found in Drayton with a wider selection of shopping, leisure and everyday facilities available in the nearby towns of Abingdon (approximately 2 miles north-east) and Didcot (approximately 5.5 miles south-east), with Didcot also benefiting from a mainline railway station providing regular services to Oxford and London Paddington. The property is conveniently situated for access to the A34 and is well placed for commuters working at Culham Campus, Milton Park and Harwell Campus.

Directions: From Oxford, proceed south on the A34 and exit at the Marcham Interchange, following signs for Abingdon and Drayton Road (A415). At the first roundabout, take the first exit onto Marcham Road (A415) and continue through Abingdon. Follow the A415 before taking the B4017 towards Drayton. Continue into the village and the property will be found on the left-hand side.

Accommodation: The property is entered via an entrance hall (4.20m x 1.70m), with stairs rising to the first floor and access to the ground floor accommodation. The sitting room (3.53m x 3.27m) provides a comfortable reception space, whilst the kitchen/dining room (4.74m x 3.50m) is fitted with a range of modern wall and base units, integrated appliances including an oven, 4 ring induction hob and extractor fan and ample space for dining. French doors open onto the rear patio and garden, creating an attractive space for both everyday living and entertaining.

The first floor comprises three bedrooms and a family bathroom. The Principal Bedroom (3.50m x 3.06m) is generously proportioned and enjoys a large front-aspect window, creating a light and comfortable space. Bedroom Two (3.52m x 2.78m) overlooks the rear garden and benefits from pleasant views across neighbouring properties. Bedroom Three (2.40m x 2.22m) is the smallest of the three and would be ideally suited as a child's bedroom, guest room or home office. The bedrooms are carpeted throughout. Completing the first-floor accommodation is a family bathroom (2.06m x 1.92m), fitted with a bath with shower over, vanity wash hand basin, WC, heated towel rail and mirror.

All measurements are approximate and taken at their maximum dimensions.

Outside: Externally, the property benefits from off-road parking, a generous rear garden with a patio area and lawn, and a garage (5.30m x 2.75m) providing useful storage space.

Services: The property is on mains electricity, water and gas.

Viewings: Strictly by appointment with the Agents. To arrange a viewing, please contact Charlotte Bailey at the Brown & Co Oxford Office.

Terms: The property is available to rent immediately.

Deposit: The deposit is £1,730.76 (the equivalent to 5 weeks' rent)

Furnishings: To be let unfurnished with floor coverings only. A photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

EPC: The Energy Performance Efficiency Rating is C. Further details can be found by following this link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0669-2821-7022-9991-1131>

Council Tax: Band C. The rate payable for 2026/2027 is £2306.99 per annum and the Tenant is responsible for all council tax payments. Local Authority: Vale of White Horse Council.

Payments: The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payments. Please note we will not release keys until we have received confirmation that the funds have been cleared and the tenancy is signed. Thereafter, payment of rent will be by standing order in advance.

Right to Rent Checks: In accordance with the most recent Right to Rent Checks, potential tenants will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract).

Tenant Protection: Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758. You can find out more details on the agent's website or by contacting the agent directly. The deposit will be held by Brown & Co within the Deposit Protection Scheme further details can be provided by the agent.



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