



65 Hilliat Fields Drayton, Abingdon, OX14 4JF

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the sought-after village of Drayton, within walking distance of a highly regarded local school and a range of everyday amenities, this well-presented three-bedroom mid-terrace home offers generous living space, ample off-road parking, and a private rear garden.

The ground floor comprises a welcoming entrance hall, a spacious lounge flooded with natural light, and an open-plan kitchen/dining room with direct access to a decked seating area overlooking the private rear garden. A convenient cloakroom and additional storage complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a larger-than-average single bedroom. A modern family bathroom serves all three bedrooms. The loft is accessed via the landing and is fully boarded, providing excellent storage.

Subject to the necessary planning permissions and building regulations, there is potential to convert the loft into additional living accommodation.

To the front of the property is a generously sized garden with a driveway providing ample off-road parking, offering both practicality and convenience.





Key Features

- Popular village location
- Ample off-road parking
- Open plan kitchen/dining
- Private rear garden with side access
- Three well-proportioned bedrooms
- Board loft with extension potential subject to planning
- Council tax: C
- EPC Rating: D

The Location

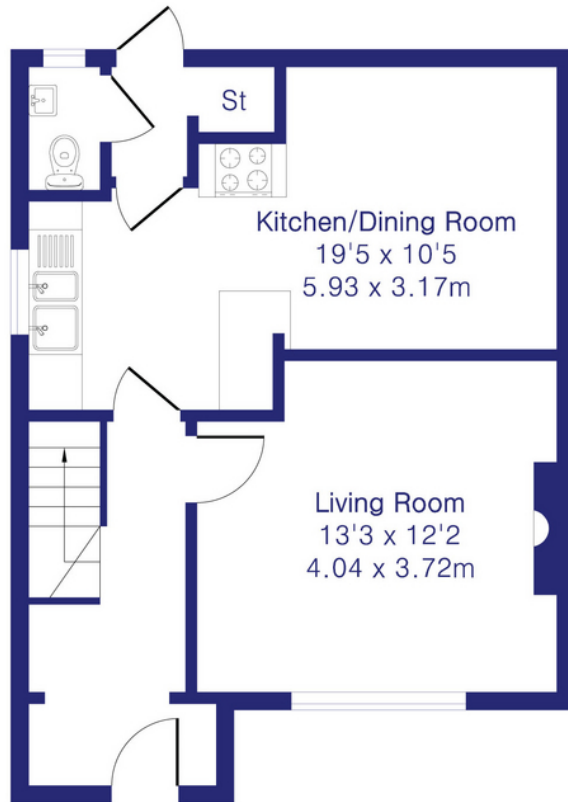
Drayton is a popular Oxfordshire village situated just south of Abingdon-on-Thames, offering a desirable mix of village charm and excellent connectivity. The village has a strong community feel, local amenities, a primary school, and beautiful surrounding countryside, while Abingdon provides a wider range of shops, restaurants, leisure facilities, and services. With easy access to the A34, Oxford, Didcot, and nearby employment centres including Milton Park and Culham Science Centre, Drayton is an ideal location for both commuters and those looking to enjoy a more relaxed pace of life. Didcot Parkway station also provides convenient rail links to London and beyond.



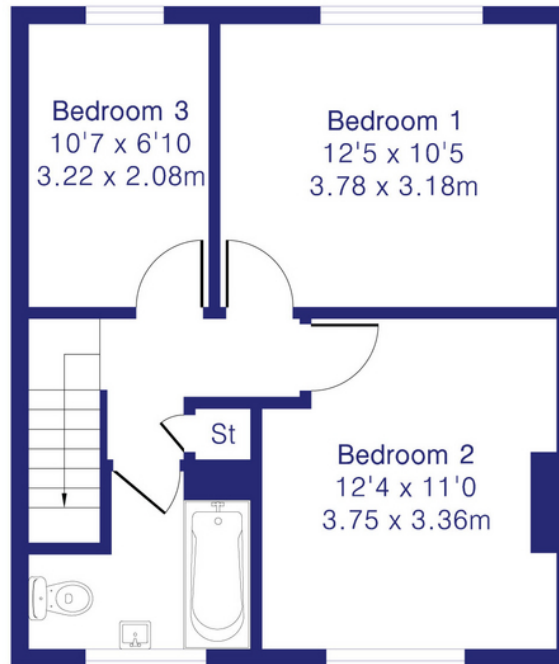
Approximate Gross Internal Area 920 sq ft - 86 sq m

Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 448 sq ft – 42 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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