



DOUGLAS & SIMMONS



1, Fallow Field Close, Drayton  
Abingdon, Oxfordshire

# 1 Fallow Field Close, Drayton, Abingdon, Oxfordshire, OX14 4GL

Guide Price £515,000 Freehold

A spacious four bedroomed detached family home built by Bloor homes in 2019 situated in this sort after village convenient for Abingdon and Oxford.

- End of chain • 4 good sized bedrooms • En-suite • Garage • Driveway parking • Convenient location for Abingdon • Kitchen diner family room • Downstairs WC



## LOCATION

Drayton is a convenient and popular village in the outstanding countryside of the Vale of the White Horse, catering readily for everyday needs with a general store, post office, newsagent, hardware store, two pubs, a primary school and two churches, as well as a village hall and an 18 hole golf course. There are also bus routes to Oxford, Abingdon and surrounding villages. Drayton is very well placed for access to Oxford c.8 miles and market towns Abingdon c.2 miles and Wantage c. 8 miles.. Nearby Didcot (to the east) has main line train services to London (Paddington) c. 45 minutes. The area offers a vast choice of education with the excellent Abingdon and Oxford Schools, in addition to the European school at Culham, and with primary schools locally within Drayton itself and adjacent village of Steventon and Sutton Courtenay. The extensive Business Park at Milton is close at hand where the A34 (M40) Oxford – Newbury (M4) route can also be accessed.

## DESCRIPTION

A spacious four bedroomed detached family home built by Bloor homes in 2019 situated in this sort after village convenient for Abingdon and Oxford. Major features include a good sized sitting room, large entrance hall, downstairs WC as well as a well appointed open plan kitchen diner family room.

To the 1st floor there are 4 good sized bedrooms one with an en suite and a family bathroom. Outside there is a good sized private rear garden with land wrapping around the other sides of the property.

Further features of note include a large single garage as well as a driveway and parking to the front. Offered for sale with the benefit of no onward chain.

## EER-B

- Ofcom checker indicates good mobile service outdoor for mobile providers, O2, Three, EE and Vodafone, with good indoor coverage on Vodafone and O2.
- Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property.
- Government portal indicates this property is in an area of low flood risk.
- We are unaware of any planning permissions that could negatively affect the property.

## FLOOR AREA

1410.00 sq ft

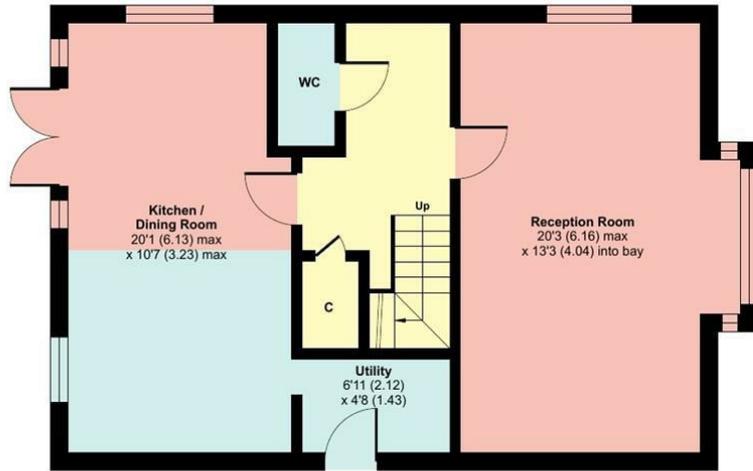
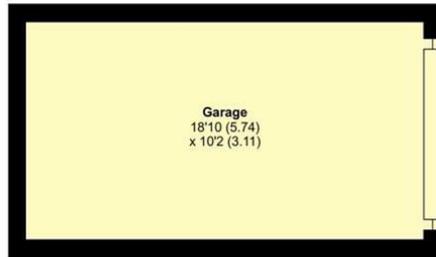
Vale of White Horse District Council

COUNCIL TAX BAND E

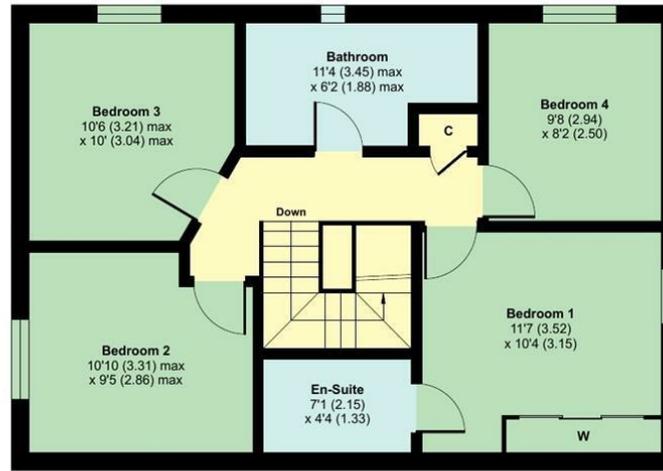


# Fallow Field Close, Drayton, Abingdon, OX14

Approximate Area = 1218 sq ft / 113.1 sq m  
 Garage = 192 sq ft / 17.8 sq m  
 Total = 1410 sq ft / 130.9 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice  
 Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(13-20) F			
(1-12) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX14 4GL

what3words:///shuttled.clearcut.item As indicated by our D&S 'For Sale' sign

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
 Douglas and Simmons



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