



Monk Close, Drayton, OX14 4GW

Guide Price £575,000 Freehold

THOMAS
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SALES LETTINGS





The Property

The ground floor offers a welcoming entrance hall with useful under-stairs storage and a cloakroom/WC, leading through to a bright bay-fronted living room. To the rear, an impressive 18ft open-plan kitchen/dining and family room provides an excellent space for everyday living and entertaining, with classic Shaker-style units, integrated appliances, wood-effect worktops and French doors opening onto the patio and garden.

The first floor is arranged around an impressive principal bedroom suite, featuring a dedicated dressing room/walk-in wardrobe, contemporary en-suite shower room and double French doors opening onto a private 11ft roof terrace overlooking the garden. A further generous double bedroom with built-in storage and a modern family bathroom complete this level.

The second floor adds another dimension to the property's versatility, with two further bedrooms, including a particularly spacious double with extensive integrated storage, alongside a separate modern shower room. This top floor offers a range of possibilities, whether used as additional bedrooms for a growing family, a dedicated floor for teenagers seeking greater independence, guest accommodation, or a combination of bedroom and home-working space. With three floors of well-planned accommodation, the layout can adapt to suit changing family needs and different stages of life.

Outside, the fully enclosed rear garden offers a good-sized lawn surrounded by mature trees and established shrubs, with paved patio areas providing excellent space for outdoor dining and relaxation. To the front and side, a brick-paved driveway provides parking for several vehicles and leads to the attached garage, measuring approximately 20'8" x 10'4", with pedestrian access through to the rear garden.





Key Features

- Four-bedroom family home
- Excellent three-storey accommodation
- 18ft open-plan kitchen/dining/family room
- Principal bedroom with dressing room & en-suite
- Private 11ft roof terrace
- Enclosed rear garden with patio
- Driveway parking & attached garage
- Popular Drayton location with easy access to Abingdon & Oxford
- EPC Rating B - Council Tax Band F



The Location

Monk Close is situated in the popular village of Drayton, just a short distance from Abingdon-on-Thames. The village offers a good range of everyday amenities, including a village shop, public houses, recreational facilities and local primary schools within walking distance. Surrounded by attractive countryside, the area is ideal for those who enjoy outdoor pursuits, with a choice of country walks and cycle routes close at hand.

Abingdon town centre is within easy reach, offering a wider selection of shops, cafés, restaurants and leisure facilities, while nearby Milton Park provides a major employment hub. The area is also well placed for access to Oxford, Didcot and the A34, making Drayton a convenient location for commuters while retaining the appeal of village living and easy access to the surrounding countryside.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

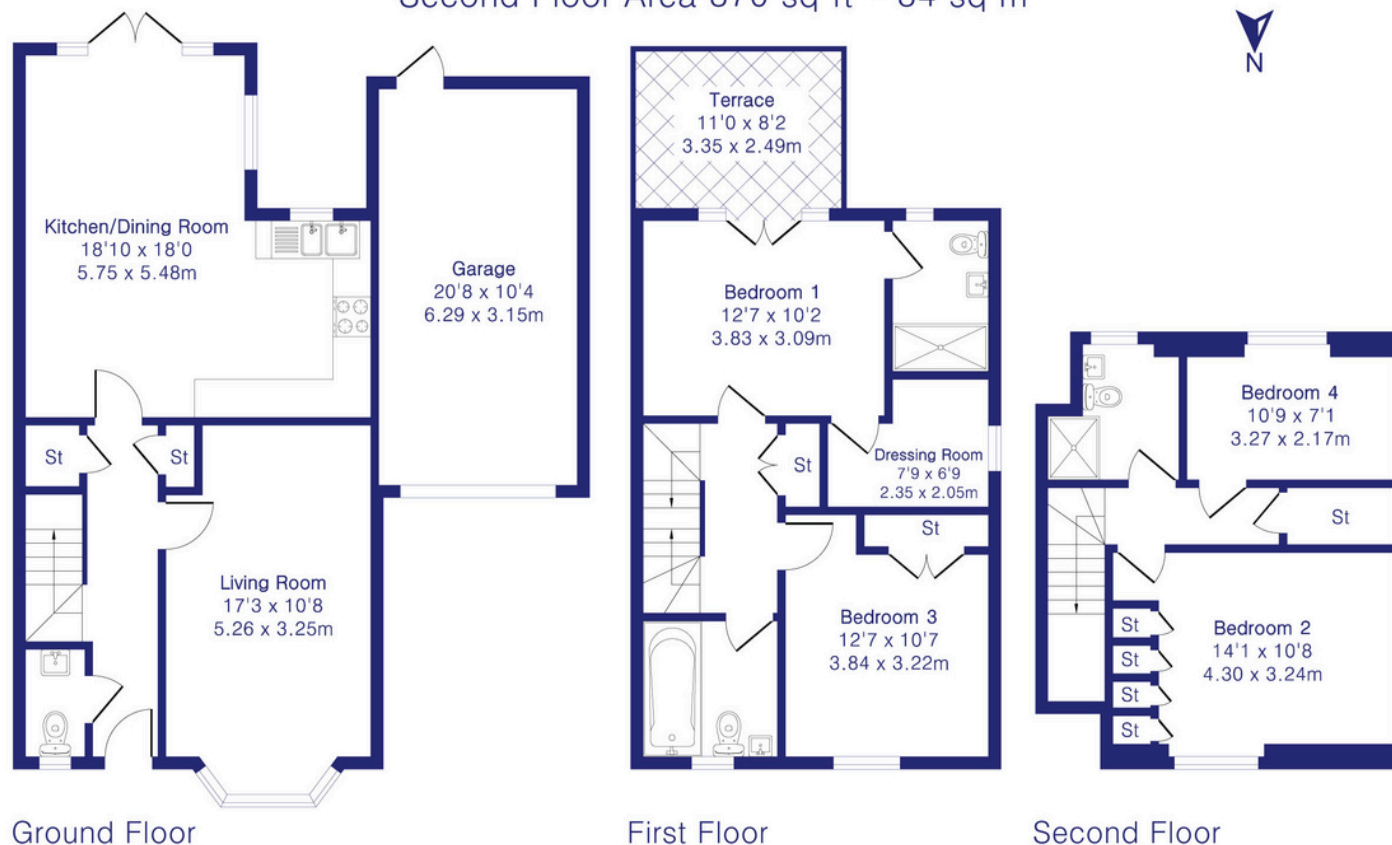


Approximate Gross Internal Area 1697 sq ft - 158 sq m (Including Garage)

Ground Floor Area 825 sq ft – 77 sq m

First Floor Area 502 sq ft – 47 sq m

Second Floor Area 370 sq ft – 34 sq m



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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