



11 Holly Lane, Drayton OX14 4FW

11 Holly Lane

Impressive and substantially extended four bedroom detached family home with attractive open views, offering three flexible reception rooms with various energy efficient improvements including air source heat pump and electric solar panels

11 Holly lane is situated in a desirable location, positioned on the edge of this small select development, fronting a large village green with multi-use games area and sports pavilion, (due for completion in the near future) offering a wide range of recreational facilities, providing a wonderful and very safe family lifestyle. There is easy pedestrian access to the village's many amenities including general store, post office, newsagents, hardware store, one public houses, Indian restaurant, primary school, two churches and an excellent 18-hole golf course. Useful distances include Abingdon town (circa. 2.5 miles), Oxford city (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junction 8 or 9 and the M4 at junction 13 at Newbury and Didcot mainline railway station provides a direct line to London Paddington for commuters

Bedrooms: 4 Bathrooms: 3 Reception Rooms: 3

Council Tax Band: F Tenure: Freehold EPC: C

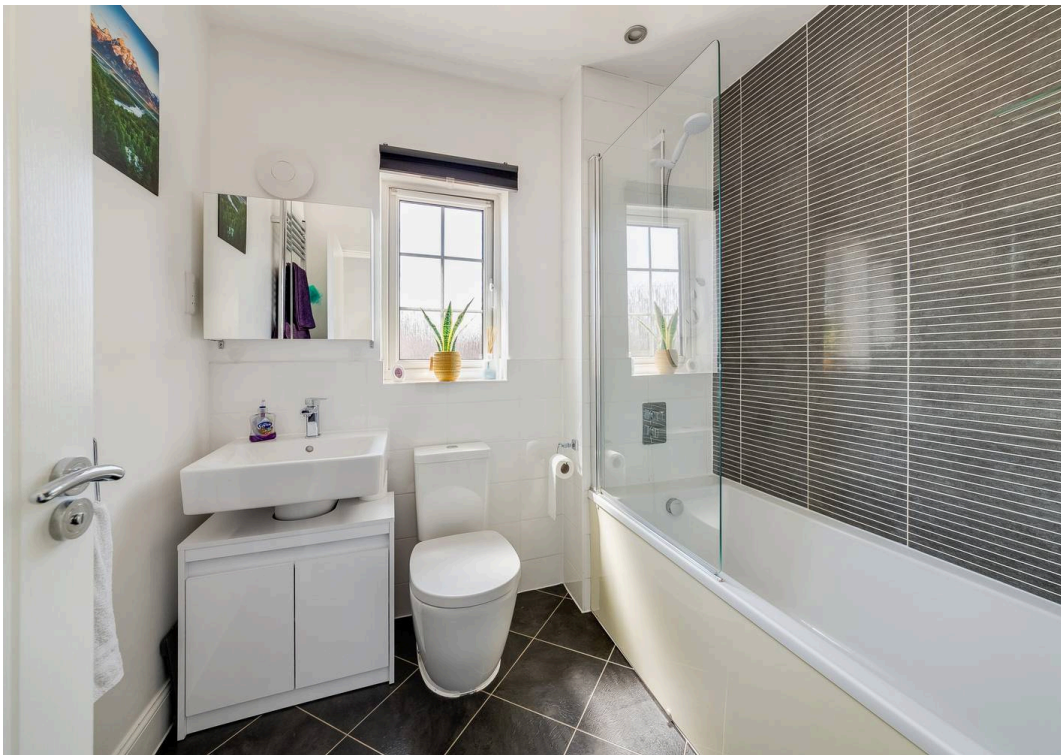
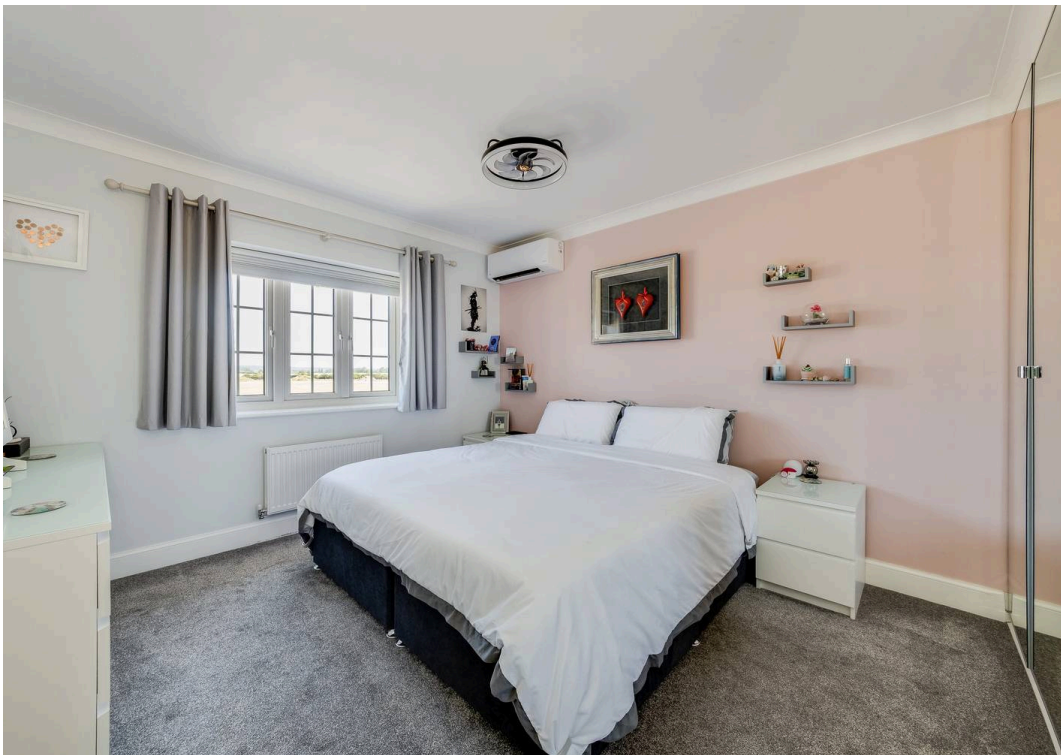




Key Features

- Inviting entrance hall leading to ground floor cloakroom and doors to all principal rooms
- Stylish open plan kitchen with an excellent selection of floor and wall units and several integrated appliances leading to extended dining area with doors opening to the rear garden
- Delightful front facing bay fronted sitting room and separate study, extended home office/family room with large separate utility room- this could be reconfigured to create an independent annexe
- Light and airy part galleried landing leading to principal main double bedroom with fitted wardrobe cupboards and en-suite shower room
- Second double bedroom with en-suite shower room and two further good sized double bedrooms complimented by family bathroom with white suite
- Several energy efficient improvements to enhance the property including recently fitted air source heat pump and solar panels with storage battery, air conditioning and CCTV
- Front gardens providing hard standing parking facilities with EV charging point, leading to double garage with power and light
- Large and beautifully landscaped south facing rear garden featuring patio, raised decked area, extensive lawn areas and stocked borders









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IN ABINGDON



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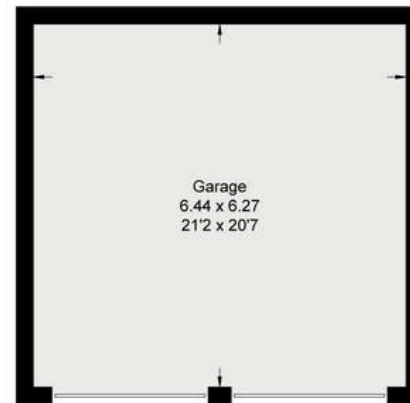
Holly Lane, OX14

Approximate Gross Internal Area = 184.50 sq m / 1986 sq ft

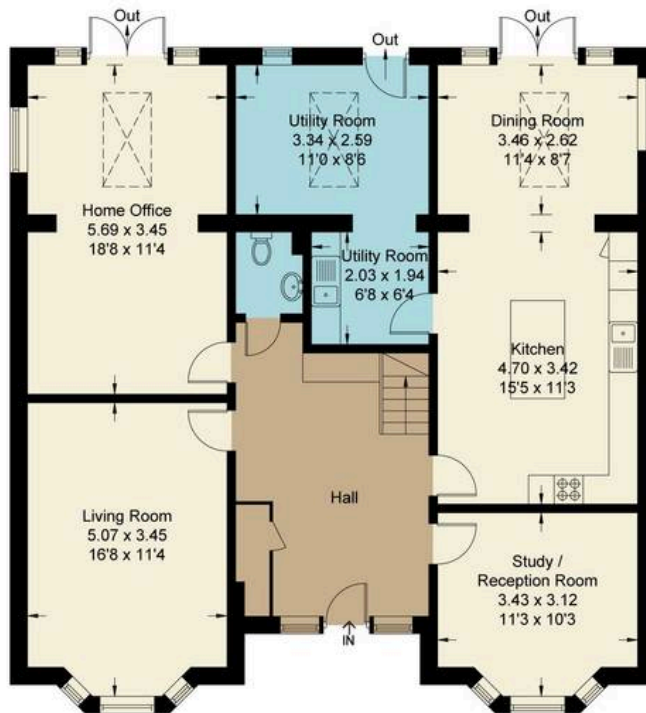
Garage = 40.40 sq m / 435 sq ft

Total = 224.90 sq m / 2421 sq ft

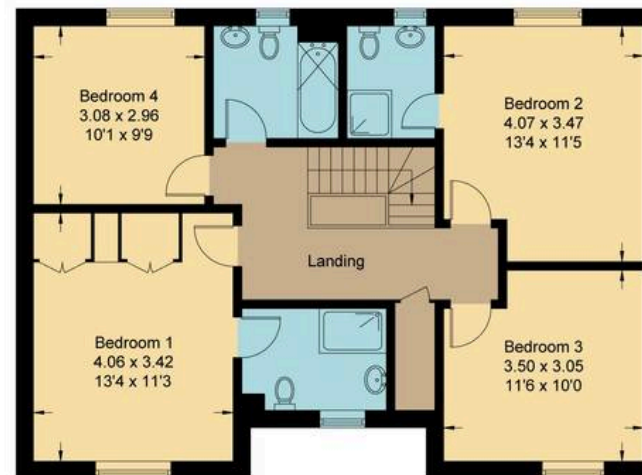
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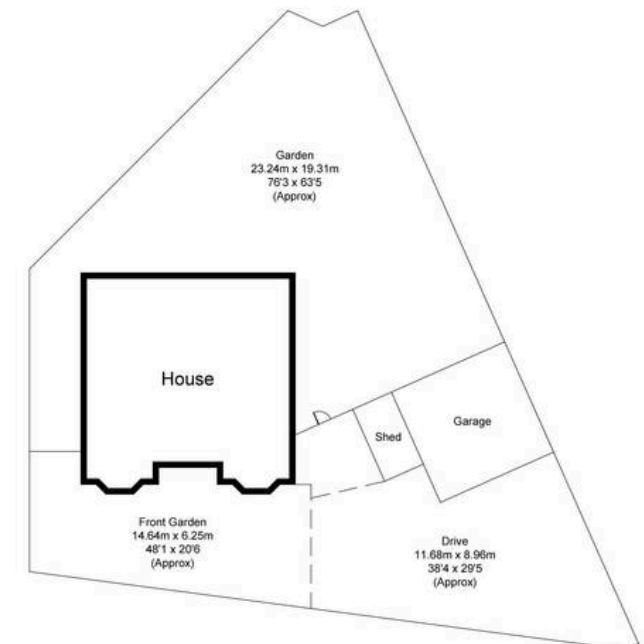
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Ground Floor



First Floor



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