



High Street, Drayton St. Leonard, OX10

Guide Price £975,000

**FORTNUMS**  
ESTATES

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# High Street, Drayton St. Leonard, OX10

This attractive four-bedroom detached home is set within the highly desirable village of Drayton St. Leonard and offers well-balanced, versatile accommodation arranged over two floors. The ground floor is centered around a welcoming entrance hall, with a study ideal for home working, and a generous sitting room that flows through to the dining room. With a dual aspect, these spaces enjoy lovely views over the garden from every sash window, creating a light and airy atmosphere. The fully fitted kitchen is complemented by a utility room and a convenient ground-floor shower room, making the layout both practical and family-friendly.

Upstairs, the accommodation continues to impress. The principal bedroom benefits from its own ensuite bathroom, while three further double bedrooms are served by the family bathroom. One of the bedrooms is striking featuring built-in storage, vaulted ceilings and far-reaching views across the open countryside to the front, providing a wonderful sense of space and tranquility.

Outside, the property enjoys driveway parking and two single garages, with side access on both sides leading through to the garden. The beautifully established garden wraps around the house, allowing you to enjoy sunshine throughout the day. Laid mainly to lawn, it is enhanced by mature planting and raised beds that provide colour and interest throughout the year, together with a charming feature pond that adds to the sense of calm and privacy. To the rear of the garden is a discreetly positioned shed providing additional storage, alongside a high-quality greenhouse, ideal for those wishing to enjoy home-grown produce throughout the year.





## Situation

Drayton St. Leonard is a highly sought-after South Oxfordshire village set beside the River Thame, offering a charming rural atmosphere with a strong sense of community with regular events held during the year. With regular pub nights, local history club, film club; wine tasting events and other events in the village hall, a summer fete and annual firework display. The village is centered around its historic church and village hall, making it an appealing place to live and socialise. Families are well served by St Birinus Church of England Primary School in nearby Dorchester-on-Thames, with a wide range of highly regarded secondary and independent schools available in Oxford and Abingdon. Everyday shopping and amenities can be found in the nearby market towns of Wallingford and Abingdon, while Oxford is within easy reach for extensive shopping, dining and cultural attractions. Excellent transport links include fast access to the M40 and rail services from Didcot Parkway and Haddenham & Thame Parkway to London. Surrounded by beautiful countryside and riverside walks, Drayton St. Leonard offers a peaceful village lifestyle with outstanding connectivity, making it ideal for families and commuters alike.

## Viewing arrangements

Strictly by appointment and accompanied by Fortnums Estates.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.



## Services

All mains services are connected with the exception of gas.

## Tenure & Possession

Freehold and offered with vacant possession.

## Council tax

Council tax band G amounting to £4,124.07 for the year 2025/26.

## Local Authority

South Oxfordshire District Council 01235 422422

## *Advisory notes*

*Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.*





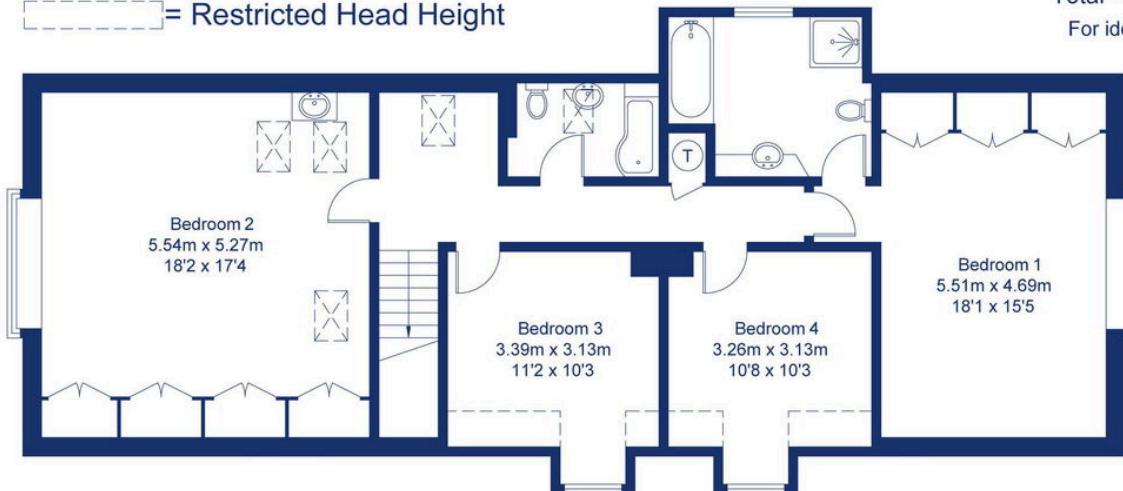
Approximate Gross Internal Area = 195.10 sq m / 2100 sq ft

Garage = 31.10 sq m / 335 sq ft

Total = 226.20 sq m / 2435 sq ft

For identification only - Not to scale

[dashed line] = Restricted Head Height



**First Floor**



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