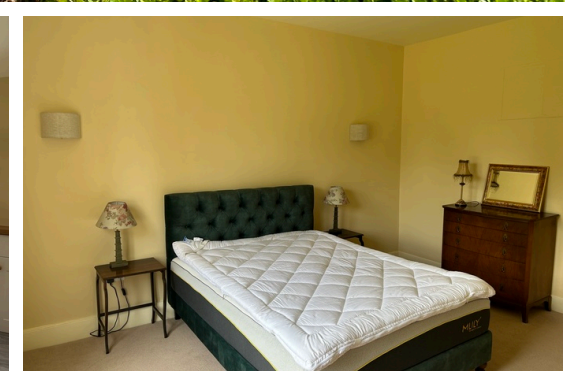
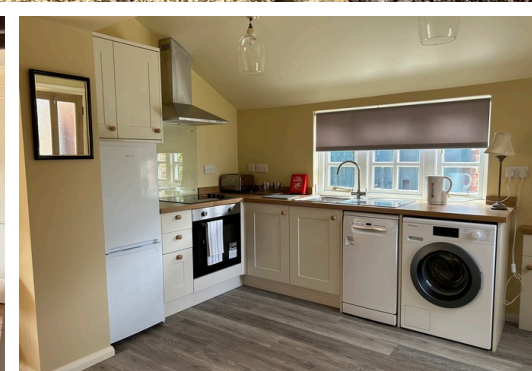




THE ANNEX AT THE GRANGE, DRAYTON, ABINGDON, OXFORDSHIRE OX14 4HY

£1200 Per Calendar Month

Orpwood House, School Road
Ardington, Wantage, Oxfordshire OX12 8PQ
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BROWN & CO

DESCRIPTION & SITUATION

The Annexe at The Grange is a 1-bedroom self contained annexe situated in perfectly landscaped gardens, in the heart of Drayton but in the most peaceful grounds. Newly refurbished to an incredibly high standard this property will enable the ultimate escape from a busy working week for a professional. The village of Drayton has a range of amenities including a post office, convenience store and two public houses. Further afield a wider range of services can be found in nearby towns of Abingdon (approximately 2.5 miles) and Didcot (approximately 6.5 miles) where there is also a mainline railway station to London. The location of the property benefits from easy access to the A34 and is also in close proximity to Milton Park and the Culham and Harwell Campuses.

DIRECTIONS

From the B4107 Drayton to Abingdon road, turn right onto Gravel Lane and before entering Caudwell Close the gated entrance to the property is on the right hand side with secure, off road parking for a vehicle. What3Words: freed.lends.civic

ACCOMMODATION

Ground Floor:
Entrance to the property is from the gated car park courtyard area into a shared porch/hallway. From here, the annexe is accessed through it's own door into a large kitchen/dining/sitting room (5.36m x 3.64m) with a brand new, modern kitchen with a built in fan assisted electric oven/hob, fridge freezer, dishwasher and washing machine. The dining area has a bay window with views across the gardens. The space also includes a sofa, lounge chair and TV.

First Floor:

The first floor is accessed via the communal hallway to a private staircase leading to the spacious bedroom (3.85 x 4.57m) with a walk-in wardrobe with hooks and shelves, a feature fireplace and a window with extensive garden views. The bedroom has been sympathetically furnished with a double bed, bedside tables, chest of draws and mirror.
The bathroom (2.95 x 2.28m) has a corner shower, WC and a sink with vanity unit, it also benefits from a heated towel rail and illuminated mirror.

All measurements are taken to maximum sizes.

OUTSIDE

The property benefits from views across beautifully landscaped gardens maintained by the Landlady. A bench outside the window of The Annexe provides the opportunity to enjoy the space and the tranquillity of this pocket of Drayton. There is off road parking within the gated courtyard for one car.

HEATING & SERVICES

Mains electricity and water are connected to the property. Heating via an oil fired central heating system and council tax is included within the rent.

FURNISHINGS

To be let fully furnished with all floor coverings, blinds/curtains and furniture. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

OCCUPANCY

This property is available to be occupied from Monday morning to Friday evening on a Common Law Agreement for an initial period of 6 months. It would be most suitable to a single professional working locally.

No smokers .

EPC
Rating: E

DEPOSIT
£1,385

PAYMENTS

The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payments. Please note we will not release keys until we have received confirmation that the funds have been cleared and the tenancy is signed. Thereafter, payment of rent will be by standing order in advance.

RIGHT TO RENT CHECKS

In accordance with the most recent Right to Rent Checks, potential tenants will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract).

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758. You can find out more details on the agent's website or by contacting the agent directly. The deposit will be held by Brown & Co within the Deposit Protection Scheme further details can be provided by the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.02/10/2026