



13 Binning Close, Drayton OX14 4LN



13 Binning Close

A highly versatile detached residence located in this sought after no through road within the popular and well serviced village of Drayton. Offering huge versatility and genuine annex potential with in excess of 1500 square foot of living accommodation over two floors. Generous driveway parking and a single garage.

13 Binning Close is situated in a delightful end of cul-de-sac locations towards the edge of the very popular village of Drayton which offers a good variety of shops, including a general store, post office, newsagent, hardware store, two public houses, primary school and two churches. There is also a modern village hall and an 18 hole golf course. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns and villages. Drayton is well-placed for Abingdon (circa. 2.5 miles), Oxford (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. Didcot mainline station provides a direct line to London Paddington for commuters.

Bedrooms: 3

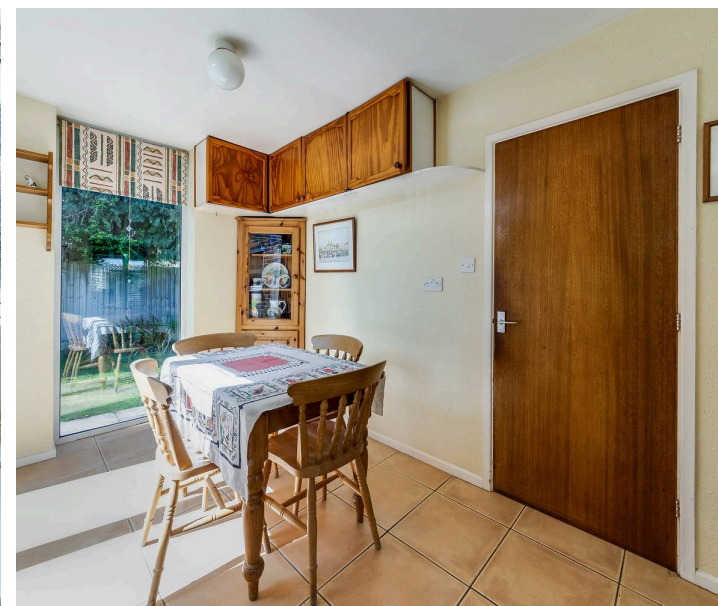
Bathrooms: 2

Reception Rooms: 4

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Door into entrance porch which leads into a good size entrance hallway
- Delightful 21' principal living room complete with box bay window to the front aspect and double doors opening into a pleasant conservatory
- Fitted kitchen to the rear aspect which flows through to the double aspect dining space with sliding doors out onto a paved rear terrace.
- Separate utility room with door out to the side and further door to a study to the rear aspect
- Additional large, double aspect reception room, this would make an ideal ground floor bedroom if so required with an en-suite shower room adjacent
- To the first floor are three bedrooms all of which benefit from built-in storage
- Fully tiled family bathroom with white suite
- Externally the property benefits from a good sized plot with a single garage, ample driveway parking, generous frontage and rear gardens offering good degrees of privacy and a full width paved terrace



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Approximate Gross Internal Area = 139.80 sq m / 1505 sq ft

Garage = 13.90 sq m / 150 sq ft

Total = 153.70 sq m / 1655 sq ft

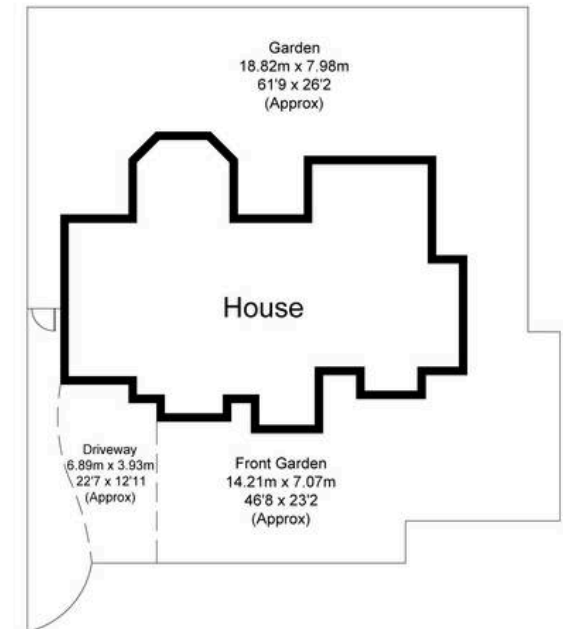
For identification only - Not to scale



Ground Floor



First Floor



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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
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