

High Street, Drayton St. Leonard, OX10 7BA

Offers Over £700,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS


THE GREYHOUND



The Property

This sympathetically converted and extended, 19th century Chapel offering useful outbuildings and spacious accommodation throughout. The property is set in the desirable village of Drayton St Leonard.

The ground floor accommodation comprises of a large entrance hall taking you through into an open plan kitchen/dining room, boasting bifold doors onto the patio and rear garden allowing plenty of natural light. To the front of the property there is the living room with feature log burner and dual aspect windows creating a wonderful family room. Rounding of the ground floor you have a separate utility room with a downstairs cloakroom and useful floor to celling storage. The upstairs contains four well proportioned bedrooms with a family bathroom, the main bedroom has an en suite and built-in storage.

Externally, there is a large garden to the rear and further garden to the front , as well as a gravelled driveway for multiple cars. The useful outbuilding formerly the village wash house is suitable for use as a garage or storage.











Key Features

- Four Bedrooms
- Large front and rear garden
- 19th century converted chapel
- Central Village location
- Useful outbuilding for further storage
- Link detached







The Location

Drayton St Leonard is a traditional village with many old and historical houses, a church, and village hall which offers a wide-ranging program of social activities, including regular pop-up pub nights and family-friendly fun events. It is well placed for access to both Oxford and the Thames Valley as well as the M40 (Junction 7, 6 miles) for London and Birmingham. The market town of Wallingford provides comprehensive day to day amenities and a range of shops. The many excellent private schools in both Oxford and Abingdon are easily reached and the village falls within the catchment area for St Birinus C of E primary school in Dorchester on Thames, with secondary schooling in Abingdon.

Some material information to note: oil-fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates average mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice. The property has driveway parking. The government portal generally highlights this as a low risk address for flooding. The vendor declares no flooding issues in over 50 years. We are not aware of any planning permissions in place which would negatively affect the property. Details of any further covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 1332 sq ft - 123 sq m
(Excluding Outbuilding)

Ground Floor Area 714 sq ft – 66 sq m
First Floor Area 618 sq ft – 57 sq m
Outbuilding Area 179 sq ft – 17 sq m



Outbuilding | Ground Floor | First Floor

PINKPLAN

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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