



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Willow Cottage, Drayton St Leonard, OX10 7AY



## DRAYTON ST LEONARD

Drayton St Leonard is an idyllic South Oxfordshire village with many period and historic homes, an Anglican church, village hall, playground and The Catherine Wheel public house. The village is situated approximately 8 miles from the historic market towns of Abingdon and Wallingford and 10 miles from Oxford. Junction 7 of the M40, providing access to London and Birmingham, is just 6½ miles away.

Set away from any main road and surrounded by open countryside, the River Thames runs close by, adding to the village's rural charm. It is a wonderful community with a strong village spirit, a calendar of regular events organised by residents throughout the year and a variety of local clubs to get involved in. The nearby market towns of Wallingford and Abingdon provide day-to-day amenities and a wide range of shops and services.

The village falls within the catchment area for the European School at Culham and St Birinus C of E Primary School in Dorchester-on-Thames.

**Bedrooms 3 | Bathrooms 2 | Receptions 1 | EPC tbc**



## WILLOW COTTAGE

A unique three-bedroom cottage, peacefully tucked away in the popular village of Drayton St Leonard, offering charm and comfort.

This attractive, well-presented detached home is full of character throughout. The accommodation includes a delightful open-plan kitchen/dining room with wooden worktops, a kitchen island, tiled flooring, and a brick fireplace. The dining area leads through an inner hallway to the 3rd bedroom and to the cosy sitting room with exposed beams, French doors to the garden and a wood-burning stove.

To the rear of the property there is a generous utility room along with a ground-floor guest cloakroom and a sizeable shower room.

Upstairs, there are two double bedrooms. The principal bedroom benefits from vaulted ceilings, fitted cupboards and an impressive ensuite bathroom featuring both a bath and a separate shower.

Outside, a covered terrace leads to the enclosed rear garden, predominantly laid to lawn with a paved patio area, ideal for al fresco dining. There is also a generous garden room with power and off-road driveway parking.

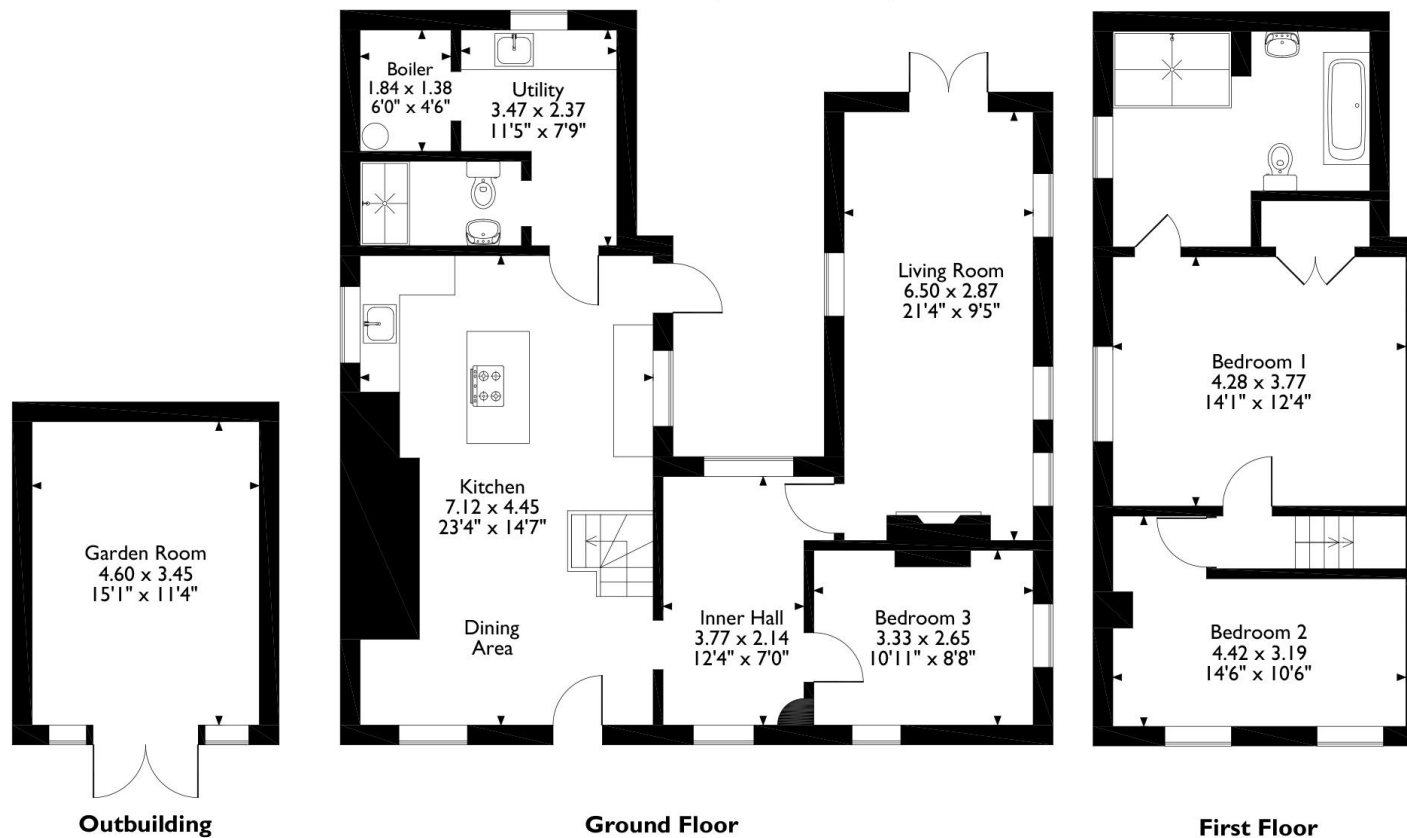
Situated in the sought-after village of Drayton St Leonard, surrounded by picturesque countryside walks and within easy reach of Oxford, this delightful home combines character, charm, and rural tranquillity.



Willow Cottage, Drayton St. Leonard, Wallingford, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 128 Sq M/1377 Sq Ft  
 Outbuilding = 16 Sq M/172 Sq Ft  
 Total = 144 Sq M/1549 Sq Ft



EPC tbc



**SERVICES**

Oil fired central heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band D

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)

[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS