



108 Abingdon Road, Drayton, OX14 4HT

Guide Price £499,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Beautifully renovated end-of-chain, turn-of-the-century four-bedroom home in sought-after Drayton, showcasing elegant period features, modern finishes, and a prominent corner position. The ground floor offers a welcoming hallway leading to a bright and spacious lounge, a generous dining room, a cloakroom, and a versatile reception room ideal as a study, playroom, or additional living area. A modern kitchen sits to the rear of the property, with direct access to the garden provided from the hallway. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom completing the first floor. Loft access provides ample storage space.

The south-easterly facing garden is an excellent social area, featuring both lawn and patio spaces, with off-road parking for two vehicles conveniently located to the rear. Fully renovated throughout and offered with no onward chain, this property presents a rare opportunity to acquire a beautifully finished home in a highly desirable location.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Rear parking for two vehicles.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Restrictions & Covenants: None known.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- End-of-chain property
- Four well-proportioned bedrooms, including a principal with en-suite.
- Turn-of-the-century character
- Spacious living areas, including lounge, dining room, and versatile reception room.
- Modern kitchen positioned to the rear of the home.
- Off-road parking
- EPC Rating: D
- Council Tax: C

The Location

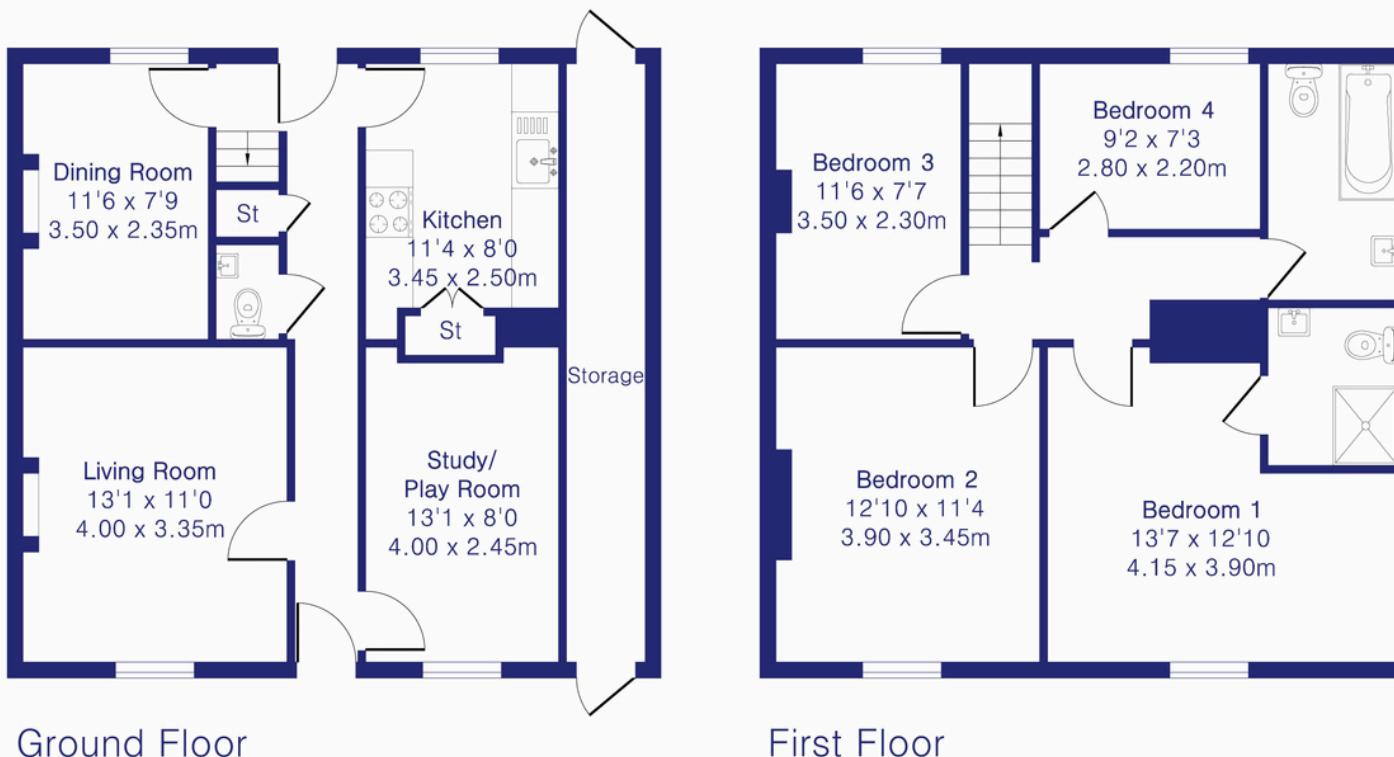
Pleasantly and conveniently situated within the popular village of Drayton, which has a range of amenities, and approx. 2 miles south of Abingdon on Thames which provides more comprehensive shopping, schooling and recreational facilities. Didcot Parkway is also within 6 miles, with a main line connection to London Paddington in approximately 45 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Major centres of employment including the business park at Milton Park (approx. 3 miles) and the range of scientific establishments in the Harwell vicinity (approx. 4 miles)



Approximate Gross Internal Area 1292 sq ft - 120 sq m

Ground Floor Area 646 sq ft – 60 sq m

First Floor Area 646 sq ft – 60 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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