



Windrush Church Lane, Drayton OX14 4JS

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# Windrush Church Lane

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A stunning four-bedroom detached bungalow offering 1439 sq ft of superbly presented and highly flexible accommodation throughout, well situated in a prestigious and sought-after non-estate location in the heart of the village. The property is complemented by beautifully maintained gardens, enjoying an attractive west facing rear aspect.

Church Lane is located within the desirable Drayton Conservation Area, characterised by a range of individual properties, creating a particularly pleasant and established setting. Drayton village offers an excellent range of local amenities, including a general store, post office, newsagents, hardware store, welcoming public house and curry house, a highly regarded primary school, and St Peter's Church. Additional facilities include a modern village hall and a popular 18-hole golf course.

The village is well served by regular bus routes providing access to Oxford, Abingdon, Didcot and surrounding towns and villages. Drayton is conveniently positioned for Abingdon (approximately 2.5 miles), Oxford (approximately 8 miles), Wantage (approximately 8 miles), and Wallingford (approximately 10 miles). There is good road access to the M40 (junctions 8 and 9) and the M4 (junction 13 at Newbury). Didcot Parkway railway station offers a direct mainline service to London Paddington, making the property particularly attractive for commuters.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Council Tax Band: E Tenure: Freehold EPC: TBC





## Key Features

- Inviting entrance hall with useful built-in storage cupboards leading to large living room featuring an attractive cast iron multi fuel burning stove
- Doors opening into the generous dining room with floor to ceiling windows and double doors to side gardens
- Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances and separate utility room
- Inner hallway leading to a large double bedroom served by a contemporary, fully tiled refitted wet room/shower room with a modern white suite
- Three further spacious bedrooms providing excellent versatility, with one currently offering ideal potential as a study or craft room
- Second refitted, fully tiled wet room/shower room with a contemporary white suite
- Features include PVC double glazed windows, mains gas radiator central heating, powered by a recently replaced efficient condensing gas boiler and water softener
- Beautifully presented front gardens incorporating hard standing parking facilities for several vehicles, complemented by lawn surrounded by well stocked flower and shrub borders - enclosed by walling
- Fully enclosed west facing rear gardens featuring patio and lawns complemented by mature flower and shrub borders, cultivation area and wooden garden store
- Fully insulated detached garden outbuilding, with light and power, Wi-Fi connection, double glazed windows and doors opening onto the garden - ideal as a home office, studio or hobby room









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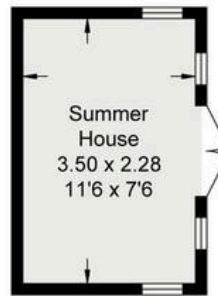
# Windrush, OX14

Approximate Gross Internal Area = 133.70 sq m / 1439 sq ft

Summer House = 8.0 sq m / 86 sq ft

Total = 141.70 sq m / 1525 sq ft

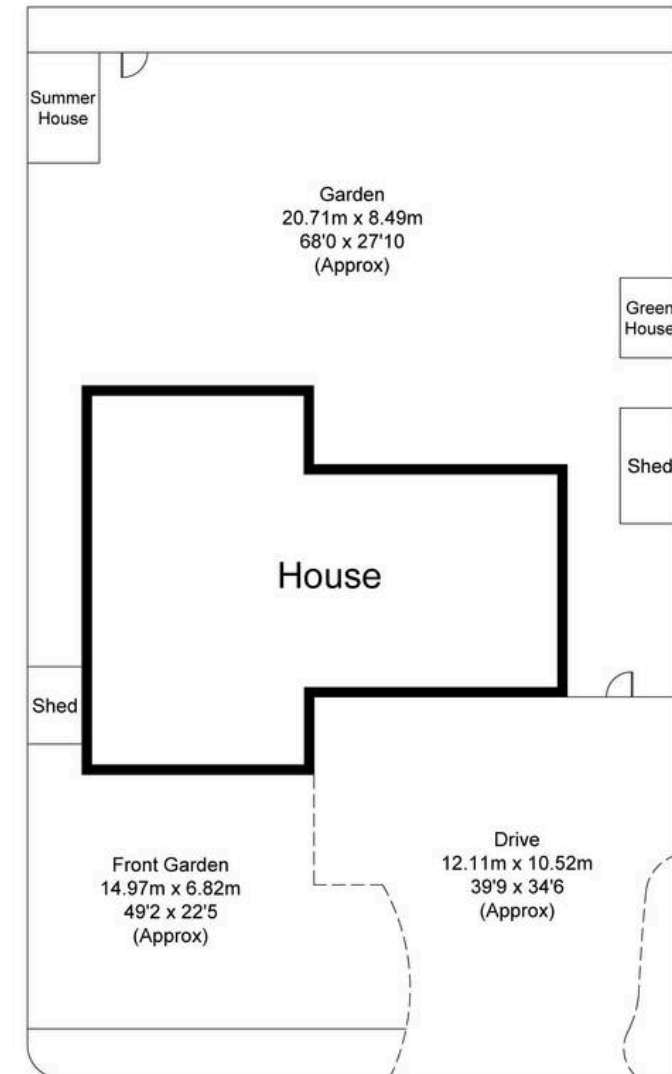
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(Not Shown In Actual Location / Orientation)



**Ground Floor**



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