



Steventon Road, Drayton, OX13 6RN

Guide Price £450,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Ground Floor

The heart of the home is the stunning, open-plan kitchen and dining area, which was created during a 2019 extension. This modern space features a newly installed kitchen suite with chic blue cabinetry, a classic brick-feature wall, and a large skylight that floods the room with natural light. Adjacent to the kitchen is a dedicated utility room and a newly fitted downstairs WC for added convenience. The ground floor is completed by a welcoming living room, centred around a cosy fireplace and a charming bay window that adds both character and warmth to the front of the home.

First Floor

Upstairs, the property continues to impress with a well-balanced layout featuring two generous double bedrooms with built-in storage and a versatile third bedroom. All rooms are served by a recently modernised family bathroom finished with contemporary fixtures. While the home is already impressively updated, the current owners have further future-proofed the property; alongside the planning permission for the existing extension, they also had professional plans drawn up for a loft conversion, which are available upon request for those looking to add even more space and value.



Externals

The outdoor space is a standout feature, boasting a larger-than-average rear garden that backs directly onto scenic farmland. Primarily laid to lawn, the garden includes a spacious patio, a covered wooden pergola perfect for alfresco dining, and a large timber shed. To the front, the property offers excellent curb appeal within its semi-rural location, complemented by ample driveway parking and newly replaced windows and doors throughout.



Key Features

- Beautifully presented semi-detached home significantly improved by the current owners.
- A bright, 2019 extension featuring a stylish kitchen suite and large skylight.
- Professional plans for a loft conversion already drawn up and available upon request.
- A larger-than-average rear garden backing onto scenic, open farmland.
- Upgraded with newly replaced windows, doors, and a modernized family bathroom.
- Includes a dedicated utility room and a newly fitted downstairs cloakroom.
- Ideally situated on the semi-rural fringes of Drayton, near local amenities and schools.
- Excellent transport links via the A34 and Didcot Parkway for fast rail access to London.
- EPC Rating C - Council Tax Band D



The Location

Perfectly positioned on the semi-rural fringes of Drayton, Steventon Road offers the best of village life with seamless access to the historic market town of Abingdon-on-Thames, just 2 miles to the north. This sought-after location is ideal for families and commuters alike, sitting within easy reach of the local primary school, village convenience stores, and traditional pubs. For those traveling further afield, the property is excellently connected, with the A34 nearby providing a quick link to Oxford and the M4, while Didcot Parkway—located just 5 miles away—offers high-speed rail services to London Paddington in approximately 40 minutes. Residents can also enjoy a variety of local leisure pursuits, from the nearby 18-hole golf course to scenic walks across the surrounding Oxfordshire farmland.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: 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.



Approximate Gross Internal Area 1000 sq ft - 93 sq m

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 401 sq ft – 37 sq m



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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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