



1 Cheers Farm High Street, Drayton OX14 4JW

1 Cheers Farm High Street

Attractive and spacious modern barn style three-bedroom house, well situated within this small select village development, sold with no ongoing chain.

Cheers Farm is a desirable and very select non-estate cul-de-sac location, well situated towards the edge of the popular village of Drayton which has a good variety of shops, including a General Store, Post Office, Newsagent, Hardware Store, Public House, Primary School and St. Peter's Church. There is also a modern village hall and 18 hole golf course. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns and villages. Drayton is well placed for Abingdon (c.2.5 miles), Oxford (c.8 miles), Wantage (c.8 miles) and Wallingford (c.10 miles). There is access to the M40 at junction 8 or 9 and the M4 at junction 13 at Newbury. Didcot mainline station provides a direct line to London Paddington for commuters.

Bedrooms: 3

Bathrooms: 2

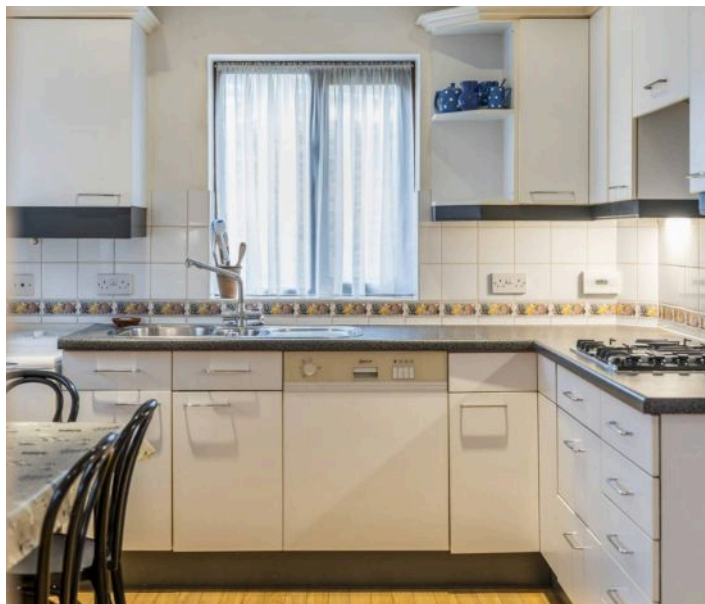
Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC:

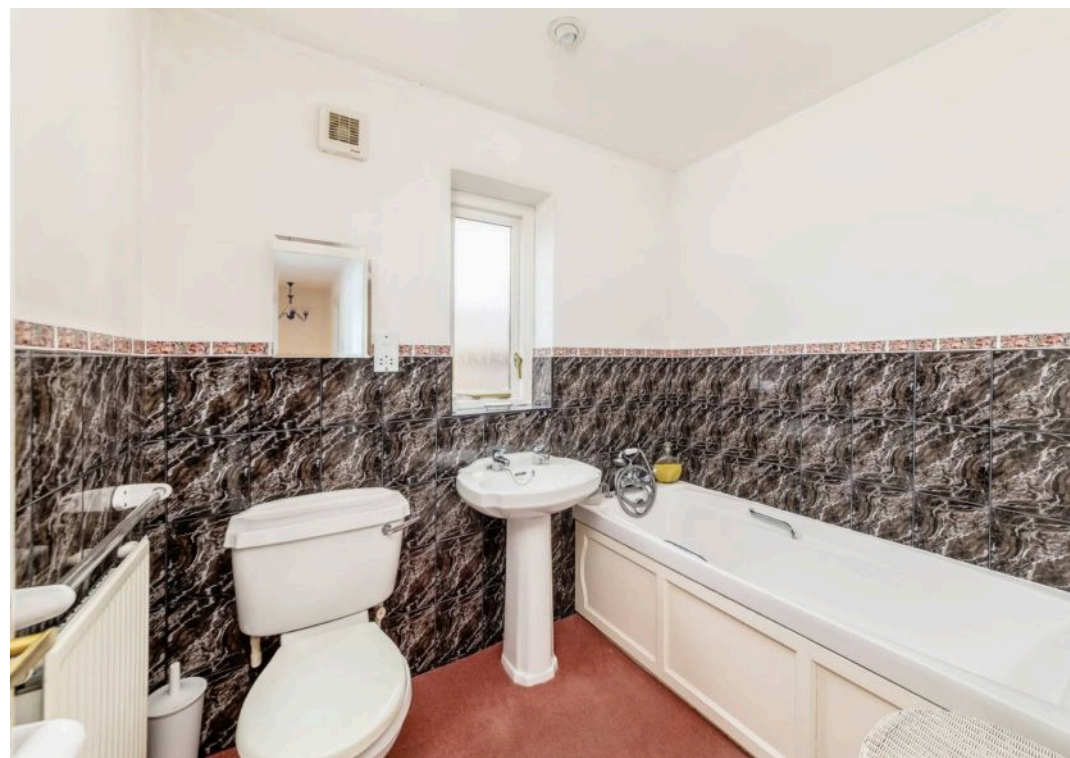




Key Features

- Large and inviting entrance hall leading to cloakroom
- Generous kitchen/breakfast room complemented by an adjoining separate dining room (easily combined to create an impressive double aspect open plan kitchen dining space)
- Delightful separate 20' sitting room, featuring an attractive fireplace and double doors opening on to mature southerly facing rear gardens
- Large principal bedroom including two built-in double wardrobe cupboards and en-suite shower room
- Two further spacious bedrooms complemented by family bathroom
- Mains gas radiator central heating system, (combined with a Megaflow pressurised water system), double glazed windows and the property is sold with no ongoing chain
- Large roof space above benefiting from excellent ceiling heights and offers clear potential for conversion, subject to necessary consents
- Directly opposite the property is a larger than average barn style garage with private parking facilities located immediately to the front
- Attractive southerly facing rear gardens incorporating patio and lawn, surrounded by mature shrubs and trees, enclosed by stonewalling and fencing, affording good degrees of privacy









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2024

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ESTATE AGENT
IN ABINGDON



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Cheers Farm, OX14

Approximate Gross Internal Area = 118.60 sq m / 1277 sq ft

Garage = 21.70 sq m / 233 sq ft

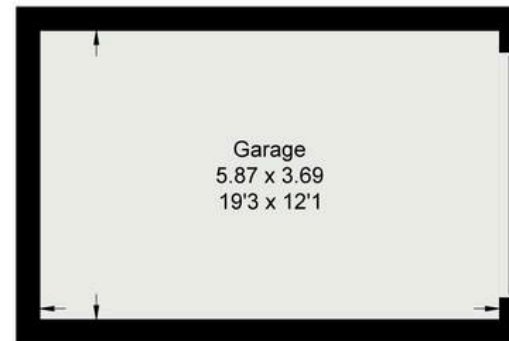
Total = 140.30 sq m / 1510 sq ft

For identification only - Not to scale

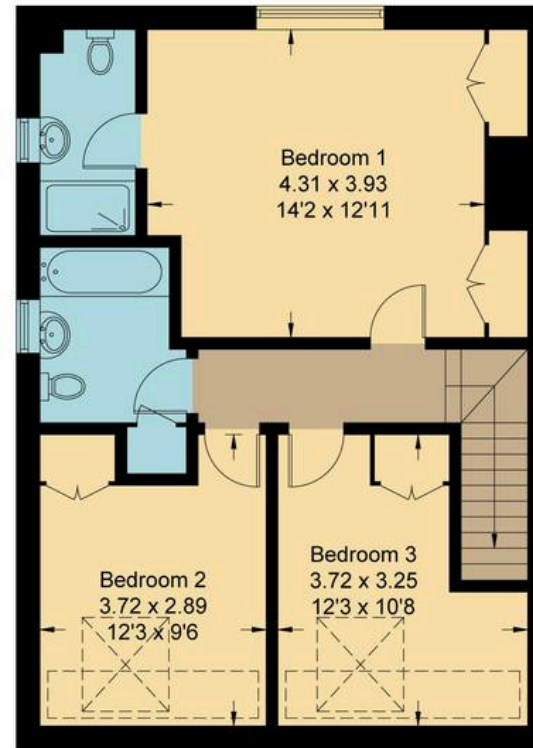
 = Restricted Head Height



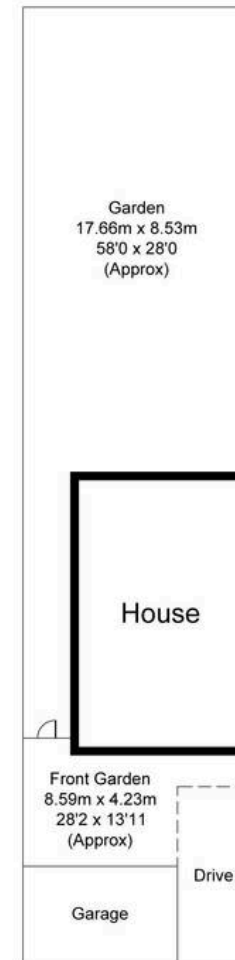
Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor



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