



Swallow Tiles

Drayton St Leonard | Wallingford | Oxfordshire | OX10 7BQ

 FINE & COUNTRY

SWALLOW TILES



An individual architect-designed four bedroom detached property, blending character features using modern building methods with stylish and contemporary features. A quiet and secluded village environment, yet being well placed for nearby towns and transport links



STEP INSIDE

Accommodation summary

Swallow Tiles was constructed to an individual design in the early 1980's but blends well with traditional Oxfordshire village architecture. The name "Swallow Tiles" relates to the use of decorative roof tiles. The property has benefitted from continuous upgrading, alterations and improvements. The list is comprehensive but of note are the white wood grain double glazed sash windows. Italian porcelain floor tiles, featuring in many rooms on the ground floor creating a natural flow from one room to another. The quality bathroom and kitchen areas are stylish and contemporary featuring quality brands. Special mention must be made of the second bedroom – an imposing, versatile and bright room, with a high vaulted ceiling offering a multitude of purposes. There are two reception rooms, study, a downstairs shower room, ensuite bathroom, main bathroom and a total of four bedrooms. There is radiator oil fired central heating.

Ground Floor. Double glazed door to front lobby. Partly glazed door to hallway, tiled flooring, door to:-

Study. Radiator, spotlighting, switches to operate garage doors.

Entrance Hallway. Radiator, stairs to first floor, tiled flooring, coving, dado rail. Doors to living room, kitchen, utility room and shower room.

Living Room. A spacious, comfortable room, with an open outlook over the gardens and a glazed door to garden. Brick open fireplace with raised hearth and wood mantel, wall lighting, two radiators, coving, door to:-

Dining Room. A bright airy room again with the pleasant views over the gardens, French doors lead to an outside paved patio area with outside lighting creating a pleasing flow from the property to the outside. Coving and wall lighting, radiator.

Kitchen. A quality fitted kitchen with a good range of eye and base level units, drawers and a breakfast bar, Corian worksurfaces and upstands, moulded sink unit and mixer tap. The range of quality fitted appliances include an electric Zanussi induction hob and an extractor fan over. Bosch fan assisted double oven and grill and Neff steam oven, integrated freezer, integrated fridge, Bosch integrated dishwasher. Window with views overlooking garden, radiator, spotlighting. Double glazed stable doors to garden.

Utility Room. Stainless steel double sink unit, beech worksurfaces with ample cupboards. Space for appliances including American – type fridge/freezer, washing machine, tumble dryer and (second) dish washer. Radiator, down-lighters.

Shower Room. Enclosed shower cubicle with overhead shower, heated towel rail, radiator, tiled walls, low flush w.c, pedestal wash basin.











SELLER INSIGHT

“ The bright, airy rooms of Swallow Tiles have borne witness to much fun over my 9 years living here. The versatile, flowing layout has been wonderful for family and hosting friends, but also very practical for running a business from home. The garden is so private, hidden and provides much peaceful and creative joy all year with the greenhouse and pond.

*I never realised such a welcoming community still existed in these times and I have delighted in joining so many community events, but with no pressure.**



* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor. Landing. Velux window, dado rail, radiator, airing cupboard with hot water tank. Access hatch to part boarded loft with lighting.

Bedroom One. Radiator, double glazed oriel bay window, a range of wardrobes offering storage and hanging space.

Ensuite Bath and Shower Room. Wash basin with cupboards and drawers under, panel bath with mixer tap and shower attachment, low level w.c, half tiling to walls, shower cubicle with thermostat controls. Down-lighters and heated towel rail.

Bedroom Two. The " Go To Room ". An immense high vaulted room of excellent proportions, that would serve equally as a bedroom, study or upstairs sitting room. Spanning across the entire length of the room a range of cupboards and wardrobes providing ample storage. An oriel bay window and Velux windows ensure the room is bright and airy. Two radiators, brick effect wall and a small vanity unit with wash basin.

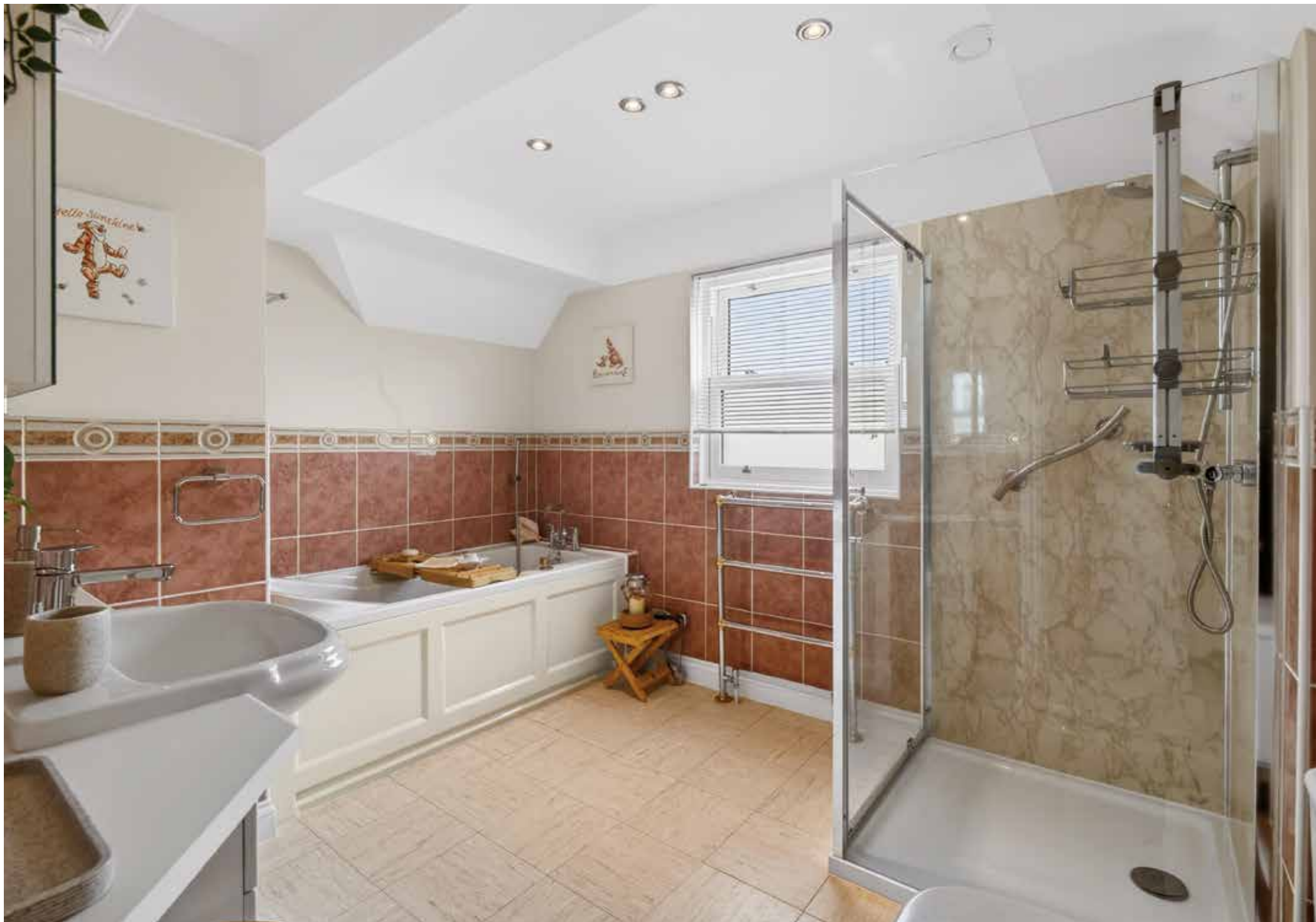
Bedroom Three. Radiator, window overlooking the garden,

Bedroom Four. Radiator, window overlooking the garden.

Bathroom. Ceramic tiling, wall mounted wash basin, wall mounted w.c, tiling to walls, panel bath with shower screen and wall mounted tap controls, heated towel rail, shaver point, Velux window.











OUTSIDE

The Gardens. The current owner has maintained these beautifully landscaped wrap-around gardens to the highest standards. The planting has been carried out with the greatest of care ensuring colour throughout the year. Various paved seating areas have been created around the garden, created for outside (Al Fresco) dining whilst taking into account the position of the sun. The garden is laid principally to lawn, this is interspersed with shrubbery and flowering areas and mature trees. There is a fish pond, water fall and rockery. To the rear of the property is a paved area with raised borders. In this area is a green-house and a timber-built store shed with side store, with light, power and outside lighting.

Parking and Garages.

The property is accessed via a timber five bar gate which leads to shingle driveway parking for numerous vehicles. There is gated access to the rear and main garden.

Two single garages, both with wooden electric up and over doors, shelving, light and power. Garage One. Sink unit, consumer box, rear door to garden. Garage Two. Oil fired Worcester Bosch boiler.









LOCATION

Drayton St Leonard, South Oxfordshire

Drayton St Leonard is a picturesque and historic village set beside the River Thames. Home to around 290 residents, the village enjoys a close-knit community atmosphere centred around the village hall and the Church of Saint Leonard and Saint Catherine. The village thrives on a close-knit and exceptionally friendly sense of community. The neighbourhood hosts a wide range of events, including pub nights, wine tastings, quiz nights, a history society, the church fête and a firework display.

Nearby attractions include the Aston Martin Museum, showcasing the brand's remarkable heritage,

Superbly positioned, the village lies just:

- 8 miles south of Oxford
- 3 miles from Dorchester-on-Thames
- 7 miles from Wallingford
- 6.5 miles from Junction 7 of the M40
- 8 miles from Didcot Parkway (London Paddington in approx. 45 minutes)
- 12 miles from Haddenham and Thame Parkway (London Marylebone in under an hour)

Schooling

- The village falls within the catchment of St Birinus C of E Primary School, Dorchester-on-Thames, and feeds into secondary schools in nearby towns.
- Nearby primary schools rated "Good" by Ofsted include **Abbey Woods Academy (Berinsfield) and Benson C of E Primary School (Benson).
- For secondary education, pupils have access to schools in larger towns such as John Mason School (Abingdon) which serves ages 11-18.
- The International School in Culham is well regarded, its curriculum leads to the International Baccalaureate.
- Public schools abound in Oxfordshire, those close by in Oxford, Abingdon and Radley offer education second to none. (Some private schools will collect pupils by a mini bus service)

Leisure & Facilities

- Within Drayton St Leonard there is a children's playing area and football field.
- In Dorchester-on-Thames: the local recreation ground offers tennis courts, children's play area, and riverside walking routes for leisure use.
- The nearby town of Abingdon hosts the White Horse Leisure and Tennis Centre – a well-equipped centre with indoor tennis courts, swimming pool and gym.
- For fitness facilities: the Thame Leisure Centre provides a 25-metre pool, toddler pool, racquet sports and fitness classes. The David Lloyd Fitness Spa in Oxford offers luxurious sports and recreation experiences.

Drayton St Leonard combines the peace of rural living with easy access to major towns, excellent transport links, and outstanding Oxfordshire countryside.



INFORMATION

Services, Utilities & Property Information

Utilities – Mains water, electricity and sewerage, Oil Heating. Oil storage via a 1,300 litre tank installed around 2017 The Worcester Bosch boiler located in the second garage was installed around 2017. There is an indoor oil level monitor.

Mobile Phone Coverage - 4G and 5G mobile coverage is available in the area. We advise you to check with your provider.'

Broadband Availability - 'Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.'

Tenure – Freehold

Postcode: OX10 7BQ / what3words: sample.cookery.impresses

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 - 07879407697

Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



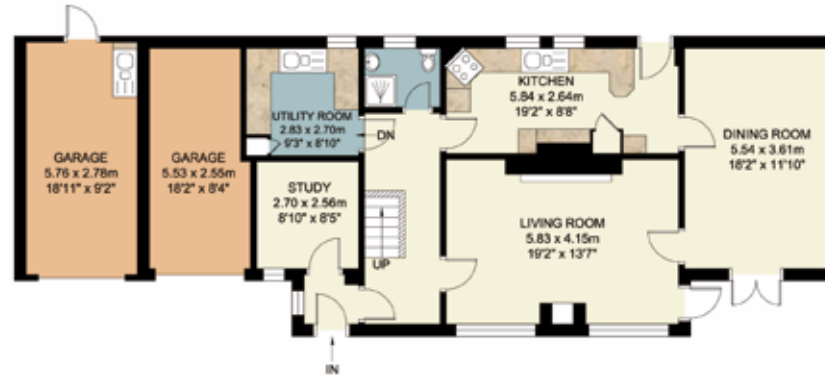
SWALLOW TILES OX10



RESTRICTED HEAD HEIGHT



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2100 sq ft, 195m²

GARAGE : 335 sq ft, 31m²

TOTAL AREA: 2435 sq ft, 226m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



TRISTAN BATORY ASSOCIATE PARTNER

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Tristan emerged from a classical musical background during the 1980's where he achieved with Distinction Grade 8 in the flute and piano. He has been lucky enough to work with many top performing artists and orchestras. A passionate interest in architecture spurred a career change training initially as an architect, surveyor and then, realising the pleasure of working with people, Tristan decided to become an Estate Agent.

Commencing his career as a sales negotiator, Tristan worked his way up, becoming an area manager, and within five years, was looking after 5 offices across Buckinghamshire for a top corporate company.

In 2001 he decided to set up an independent estate agent with fellow Partners in Princes Risborough and within 12 months we became firm market leaders based on properties sold.

It was during this time where Tristan appreciated the absolute necessity of implementing the highest levels of customer care and the benefits that brings, not just to me running a business, but realising and understanding buyers and sellers really need a top class estate agent that is prepared to go beyond the normal levels of service.

Fine & Country not only provides me the opportunity to market some of the finest homes in the country but it also enables Tristan to provide the highest quality of customer service to my clients. Fine & Country blends premium customer service levels with innovative marketing that eclipses our competitors. As an experienced, successful estate agent with over 35 years of experience, can offer local, national and international coverage for your property and I am available 24 hours a day to assist and support you.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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