



4 Barton Court, Drayton OX14 4HF

## 4 Barton Court

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A discreetly located staggered terrace home located within the heart of this popular and well serviced Oxfordshire village. An extremely well presented three bedroom mews style house, well-situated in a small, quiet cul-de-sac. With a ground floor cloakroom, three bedrooms and two bathrooms. A superb first time or investment purchase

Barton Court is a small, select development situated within the heart of this popular village and offers easy pedestrian access to the village's many amenities, which include a good variety of shops (including a general store), post office, newsagents, hardware store, public houses, good primary school and nearby nurseries, St Peter's church, and local footpaths and green spaces including the large millennium village green and a new multi-use sports facility. There is also a village hall and 18-hole golf course. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns and villages, with a bus stop conveniently situated very near to the property. Drayton is well placed for Abingdon (c. 2.5 miles), Didcot (c. 5 miles), Oxford (c. 8 miles), Wantage (c. 8 miles) and Wallingford (c. 10 miles), with links to nearby science and business parks including Milton Park (c. 2 miles), Harwell (c. 4 miles), Culham (c. 4 miles) and Abingdon. The A34 intersection is a short drive leading to many important destinations including Didcot mainline railway station, which provides a direct line to London Paddington (37 minutes) for commuters.

Bedrooms: 3 Bathrooms: 2 Reception Rooms: 1

Council Tax band: C Tenure: Freehold EPC: C





## Key Features

- Entrance hall with stairs rising to the first floor
- Good size living room to the front aspect which flows through to the inner lobby with ground floor WC
- Fitted kitchen/dining room complete with many integral appliances, wonderfully light with a window and glazed double doors opening out onto the mature rear garden
- To the first floor are three bedrooms. Bedrooms 2 and 3 are serviced by the family bathroom with white suite
- The master bedroom is of particular note benefiting from a contemporary en-suite shower room
- Insulated and boarded loft providing ample additional storage space
- Externally the property benefits from a quiet courtyard to the front, and a peaceful, cottage style 31' rear garden offering excellent degrees of privacy complete with gated rear access
- The property further benefits from two allocated parking spaces
- uPVC double glazing throughout and gas central heating - an ideal first time or investment purchase

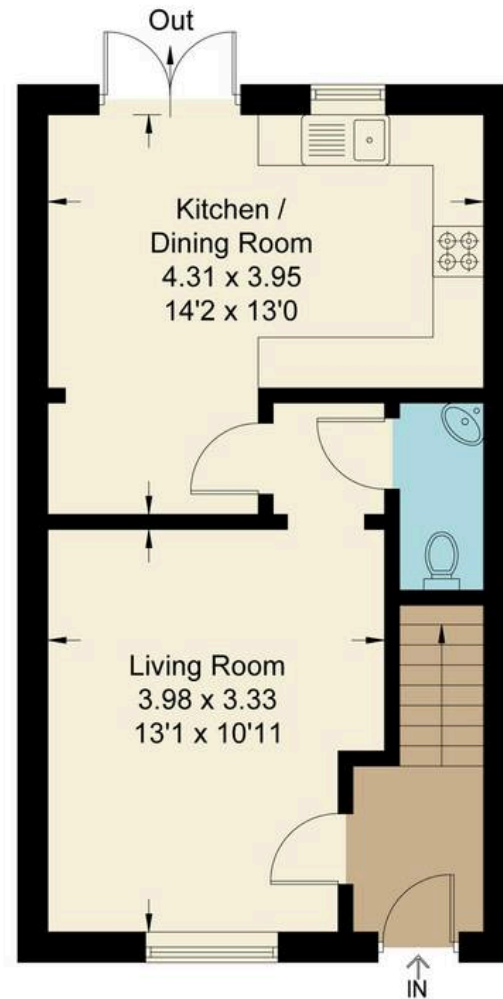
# Barton Court, OX14

Approximate Gross Internal Area = 69.60 sq m / 749 sq ft

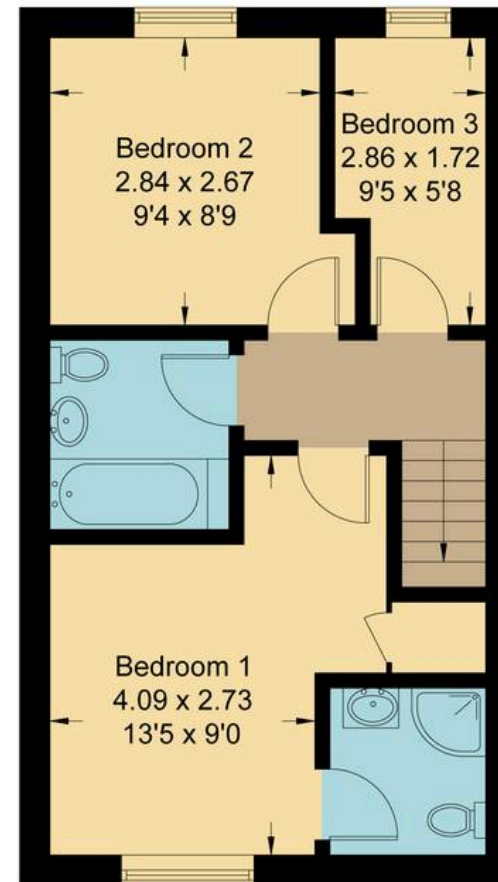
Parking = 28.10 sq m / 302 sq ft

Total = 97.70 sq m / 1051 sq ft

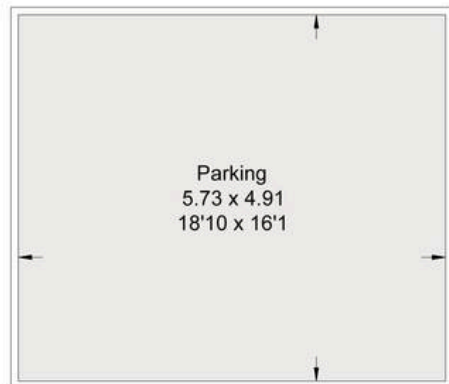
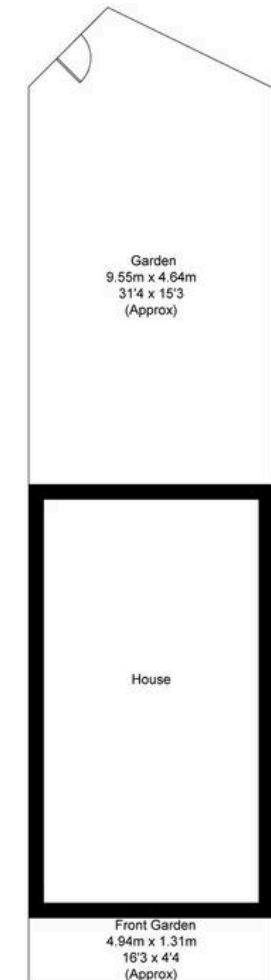
For identification only - Not to scale



Ground Floor



First Floor



Parking

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