



44 Henleys Lane, Drayton OX14 4HU



44 Henleys Lane

Discreetly located in this prestigious village location, surrounded by similar high calibre properties with a wonderful tree lined approach. Accessed via a sweeping gated driveway, a handsome red brick period residence offering spacious, light and characterful accommodation over its two floors. Formerly two cottages, now an imposing detached residence with three reception spaces, five first floor bedrooms and three bathrooms. Homes of this calibre in such a sought after village location are a rare find, 44 Henleys Lane affords its new owners a wonderful village lifestyle within this well connected Oxfordshire village.

Henleys Lane is situated in a desirable non-estate location within the Drayton conservation area which consists of mainly individual properties with good size gardens, providing a very pleasant overall setting. Drayton village has a good variety of shops, including general store, post office, newsagents, hardware store, two public houses, an excellent primary school and St Peter's church. There is also a modern village hall and very popular 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 (circa. 2.5 miles), Oxford (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junctions 8 or 9 and the M4 at junction 13 at Newbury. Didcot mainline railway station (circa. 5 miles) provides a direct line to London Paddington for commuters.

Bedrooms: 5 Bathrooms: 3 Reception Rooms: 3

Council Tax Band: G Tenure: Freehold EPC: D





Key Features

- Entrance hall with ample storage, attractive tiled floor, latch and brace doors to all principal rooms with timber staircase
- Striking double aspect principal reception room with exposed timber flooring, attractive brick built fireplace with wood burning stove inset, square pane windows, full height glazed panels and glazed doors opening into a conservatory
- Vaulted glass roofed conservatory with tiled floor and panoramic views over the gardens
- Highly versatile additional reception room currently used as a generous study, this would also make an ideal snug or ground floor bedroom if so required
- Bespoke double aspect kitchen dining room with a generous range of base and wall units complemented by granite working surfaces and integral appliances. The kitchen is open plan to the dining space which is flooded with natural light from the two windows overlooking the gardens, the kitchen in turn opens through into the utility/ boot room
- Double aspect utility/boot room with tiled floor, butlers sink, and storage units with quartz working surfaces.
- Ground floor shower room with white suite
- Five well proportioned bedrooms, bedroom one being of particular note benefiting from a substantial four piece en-suite bathroom with white suite
- Contemporary recently re-fitted fully tiled family bathroom with shower bath featuring a rainfall shower
- Externally the property benefits from a private gated access onto a large driveway with parking for multiple vehicles, this in turn leads to a detached pre-fabricated double garage.
- Mature 0.2 acre wrap around gardens affording excellent degrees of privacy









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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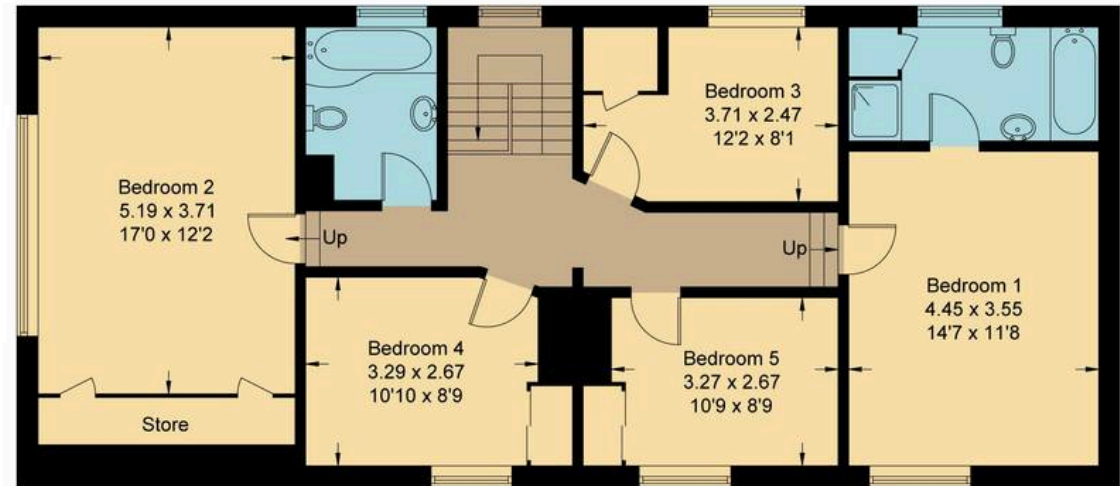
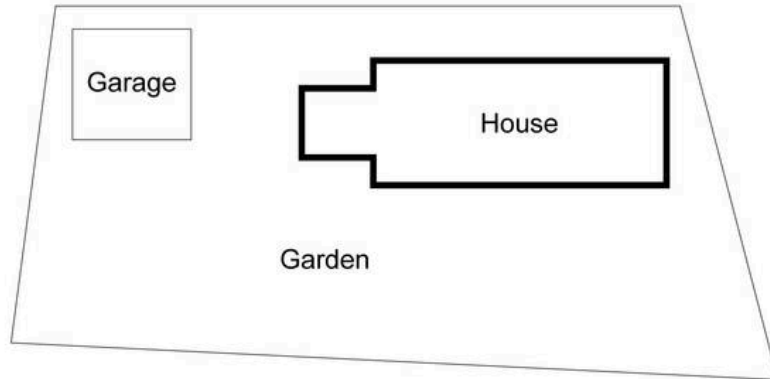
Henleys Lane, OX14

Approximate Gross Internal Area = 198.90 sq m / 2141 sq ft

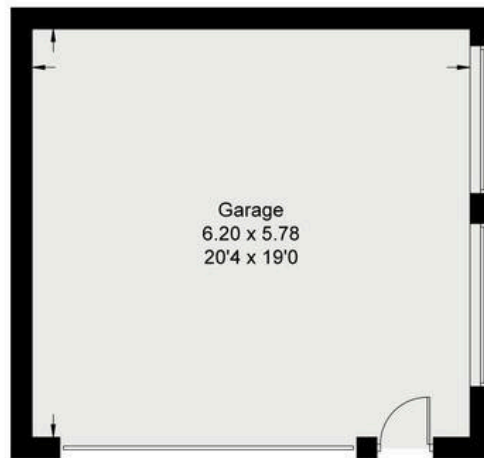
Garage = 35.80 sq m / 385 sq ft

Total = 234.70 sq m / 2526 sq ft

For identification only - Not to scale



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

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