



Gravel Lane, Drayton, OX14 4HY

Guide Price £535,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

End of a chain and within a sought-after village location, this three-bedroom semi-detached home benefits from an attractive frontage with a well-maintained lawn and a generous driveway providing ample off-road parking. To the rear, the private garden extends to over 20 metres in length and is well established, featuring a single garage and a garden summerhouse.

The property opens into a larger-than-average entrance hall, offering useful storage and an abundance of natural light. The dual-aspect living room spans the full depth of the property, providing excellent family living space. To the rear, the home has been extended to create a spacious dining room/additional reception area. The kitchen is well-equipped with a breakfast bar, ample storage, and generous worktop space. A cloakroom completes the ground floor accommodation.

Upstairs, there are two well-proportioned double bedrooms, both enjoying plenty of natural light, alongside a third smaller double bedroom. The family bathroom is also of a good size and serves all bedrooms.



Within walking distance of local shops, pubs, and scenic village walks, this property represents an excellent opportunity to acquire a well-proportioned family home in a peaceful village setting.



Key Features

- Three bedroom semi-detached property in peaceful village setting
- Large driveway with ample front lawn and side access to single garage
- Inviting entrance hall, with large ground floor family space
- Open plan kitchen/dining with extended rear
- Private, large rear garden, with summerhouse
- EPC Rating: C
- Council Tax: D





The Location

Gravel Lane is a residential road located within the village of Drayton, situated just 2 miles south of Abingdon and approximately 8 miles south of Oxford. The village offers a range of local amenities including a convenience store, primary school, village hall, and public houses, with more extensive shopping, leisure, and schooling available in Abingdon.

The area benefits from good road connections via the A34, providing access to Oxford, Didcot (approx. 6 miles), and the wider road network including the M4. Didcot Parkway railway station offers direct services to London Paddington, making the location suitable for commuters. Surrounded by open countryside, Gravel Lane provides access to local walks while remaining well connected to nearby towns and transport links.

Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with O2, Vodafone & EE. The property has ample driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



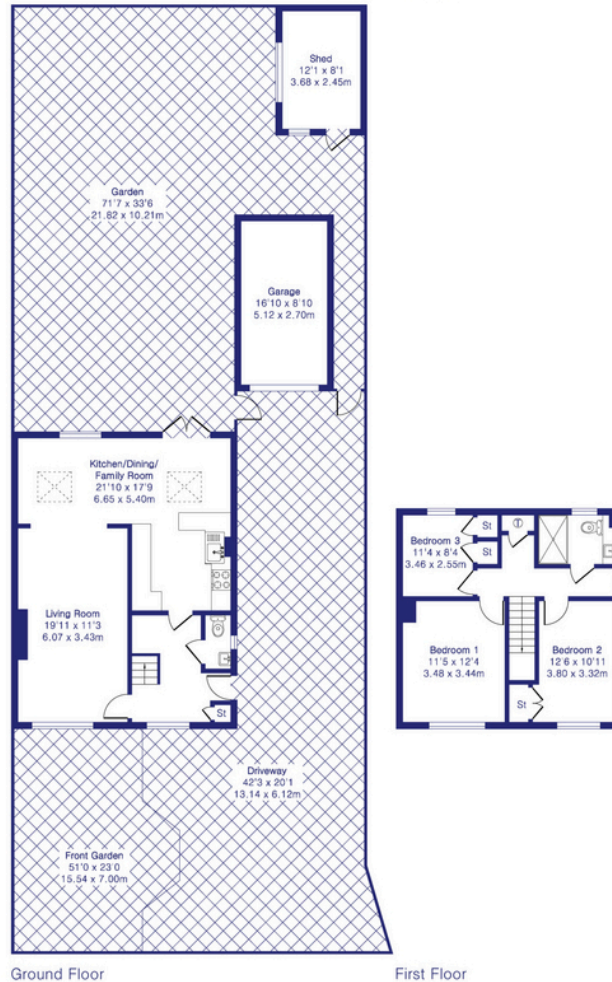
**Approximate Gross Internal Area 1100 sq ft - 102 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 636 sq ft - 59 sq m

First Floor Area 464 sq ft - 43 sq m

Garage Area 149 sq ft - 14 sq m

Outbuilding Area 97 sq ft - 9 sq m



Ground Floor

First Floor

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