



Abingdon Road, Drayton, OX14 4HW
Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This very well presented and deceptively spacious chalet bungalow offers highly flexible accommodation ideally suited to modern family living.

The ground floor is centred around a bright and impressive 23ft living room, creating a welcoming hub to the home. There are three versatile ground-floor bedrooms, offering flexibility for use as additional reception rooms, a home office, or playroom, all served by a well-appointed family bathroom featuring both a bath and separate shower. To the rear, a generous dining room provides an excellent entertaining space and opens directly into a large conservatory overlooking the garden. The adjoining kitchen is fitted with a range of traditional units and offers ample workspace and appliance provision.

The first floor comprises two particularly spacious double bedrooms, both benefiting from useful eaves storage. The principal bedroom is especially impressive, enjoying a bright and airy feel, while a modern shower room serves both upstairs bedrooms, making the layout ideal for larger families or visiting guests.



Outside, the property enjoys a substantial rear garden, predominantly laid to lawn and enclosed by mature planting and fencing, creating a private and attractive setting. A raised decking area provides the perfect space for outdoor dining and entertaining, while a timber shed and impressive 27ft L-shaped workshop offer excellent storage and hobby space. To the front, a large block-paved driveway provides off-road parking for several vehicles.

Overall, this is a versatile and well-maintained home offering generous accommodation, excellent outside space, and a layout that can easily adapt to a variety of lifestyles.



Key Features

- No Onward Chain
- Bright 23ft main living room with excellent natural light
- Flexible ground floor layout with three adaptable bedrooms
- Family bathroom with both bath and separate shower
- Generous dining room opening into large conservatory
- Two spacious first-floor double bedrooms with eaves storage
- Impressive rear garden with decking and mature planting
- Large driveway parking plus substantial 27ft workshop
- EPC Rating D - Council Tax Band E



The Location

Abingdon Road is conveniently positioned within the popular village of Drayton, one of South Oxfordshire's most sought-after locations. The village has a strong sense of community and a good range of everyday amenities, including a shop, public house, primary school, and recreational facilities.

The historic market town of Abingdon-on-Thames is a short drive away, offering extensive shopping, dining, leisure, and educational options. For commuters, Drayton provides excellent access to the A34, linking Oxford, Newbury, and the M4/M40 networks. Didcot Parkway station is also within easy reach, offering fast services to London Paddington.

Surrounded by attractive Oxfordshire countryside, the village offers an appealing balance of rural charm and modern convenience, making it ideal for families and professionals alike.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has 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.

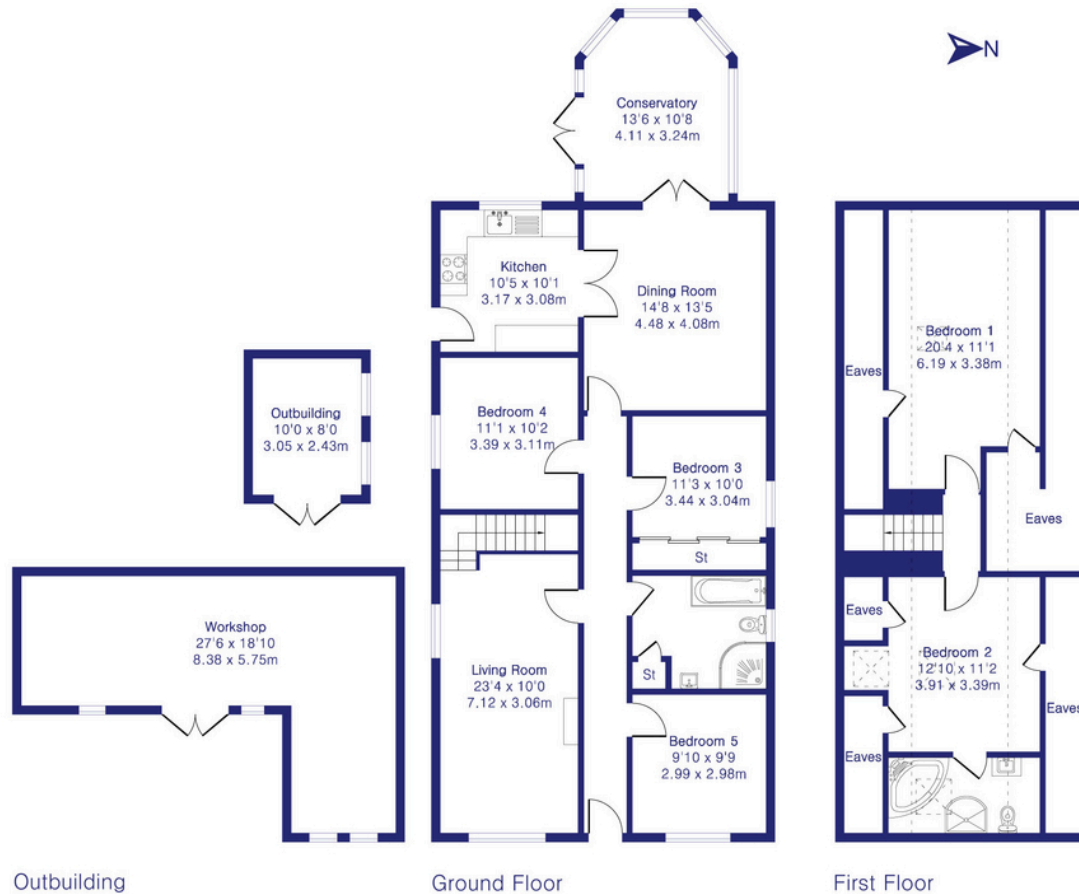


**Approximate Gross Internal Area 1726 sq ft - 161 sq m
(Excluding Outbuilding)**

Ground Floor Area 1236 sq ft – 115 sq m

First Floor Area 490 sq ft – 46 sq m

Outbuilding Area 413 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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