



15 Crabtree Lane, Drayton OX14 4HS

15 Crabtree Lane

A handsome period cottage offered to the market in impeccable condition throughout. Seamlessly blending period charm with contemporary convenience, with two open plan reception rooms, re-fitted kitchen and bathroom and landscaped 42' gardens all within the heart of this popular and well serviced Oxfordshire village. A rare opportunity to acquire a superb cottage in a quite no through road within walking distance to the village pub and shop.

Crabtree lane is situated in a delightful cul-de-sac location. The property offers easy pedestrian access to many nearby amenities including general store, post office, newsagent, hardware store, public house, curry house, primary school and two churches. There is also a modern village hall and an 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. 2½ miles), Oxford (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junction 8 or 9 and the M4 at junction 13 at Newbury. Didcot mainline station provides a direct line to London Paddington for commuters.

Bedrooms: 2 Bathrooms: 1 Reception Rooms: 2

Council Tax band: C Tenure: Freehold EPC: D





Key Features

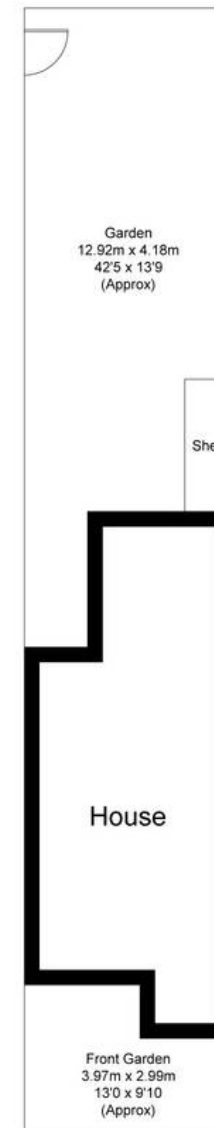
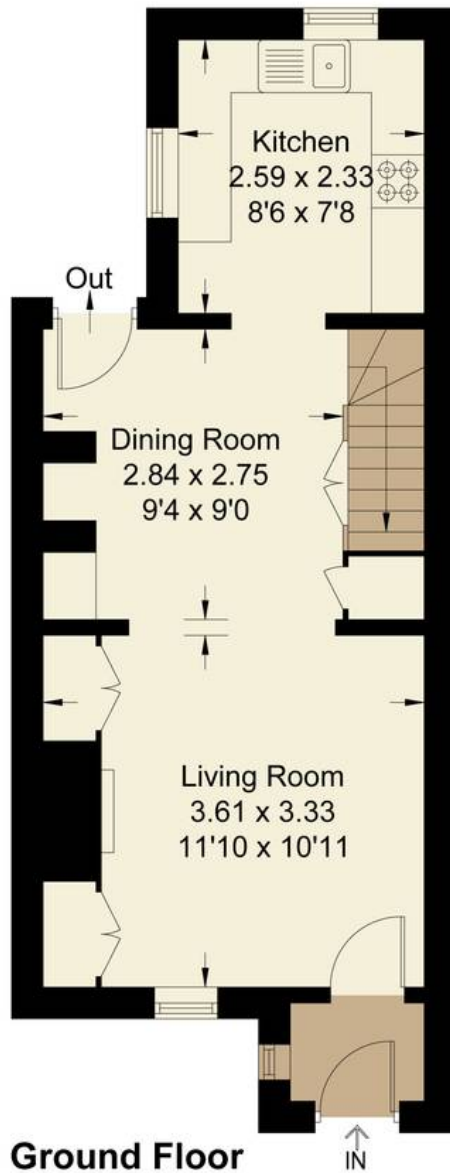
- Entrance porch which opens into the living room
- Living room with striking red brick fireplace and gas living flame fire inset. The living room flows through into the dining room
- Dining room with understair storage and stable door opening onto the garden
- Re-fitted kitchen, thoughtfully designed to maximise storage and space with a window overlooking the gardens
- To the first floor are two bedrooms, bedroom one with generous in built storage
- Full tiled family bathroom with contemporary white suite
- Landscaped gardens offering excellent degrees of privacy and gated rear access.
- The property enjoys a narrow vehicular rear access, a section at the foot of the garden could be hived off to create parking if so required



Crabtree Lane, OX14

Approximate Gross Internal Area = 58.90 sq m / 634 sq ft

For identification only - Not to scale



Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
—your move. our passion—
Sales | Lettings

5 Oak Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk