



Drayton Road, Dorchester on Thames, OX10 7PJ



Drayton Road, Dorchester on Thames

Coming to the market for the first time in over 40 years is this spacious detached family home on a superb plot of just over 1/3 acre including a beautiful and mature south facing rear garden, launched frontage and gravel driveway leading to a double garage.

The accommodation comprises five bedrooms, two bathrooms, two reception rooms as well as a kitchen/breakfast room, conservatory and large utility room. Ideally located in this popular south Oxfordshire village on a quiet residential road opposite the recreation ground.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Hall: 7'5 x 14'1 (max) Three windows to the front and side, storage cupboard and cloakroom, parquet flooring, radiator, stairs to landing.

Kitchen: 18'8 x 8'10 Two windows to rear and door to conservatory, range of storage units and worktop, stainless steel sink unit, induction hob with extractor hood above, two ovens, space for dishwasher, integrated fridge and microwave housing, large walk-in larder, quarry tiled floor.

Living Room: 22'5 x 15'5 Triple aspect with French door to the garden, open fire with stone hearth, surround and mantel, parquet flooring, two radiators.

Dining Room: 18'4 x 10'6 Window to front, parquet flooring, radiator.

Conservatory: 18'3 x 13'11 Brick base with glazed surround, roof and French doors to the garden, light and power.

Utility: 8'11 x 14'8 Window to rear, painted exposed brick wall, multiple appliance space, painted exposed brick wall, quarry tiled floor.





Cloakroom: Window to front, white two-piece suite, tiled floor.

Stairs to landing: loft access, airing cupboard.

Bedroom 1: 13'4 x 12'6 Window to front, fitted wardrobes, radiator.

Ensuite Bathroom: Window to side, three-piece suite, tiled wall, radiator.

Bedroom 2: 10'7 x 11'11 Window to rear, radiator.

Bedroom 3: 15'5 x 8'10 Window to rear, radiator.

Bedroom 4: 13'2 x 10'8 (max L-shaped) Window to front, radiator.

Bedroom 5: 10'7 x 9'5 Window to front, radiator.

Bathroom: Window to rear, white three-piece suite, part-tiled walls, chrome radiator.

Outside

The secluded rear garden is a stunning feature facing south with a large paved terrace leading to an extensive lawn interspersed with fruit trees and flanked with well stocked mature borders. There is a greenhouse and vegetable garden with a mature hedge boundary and gated access to the front.

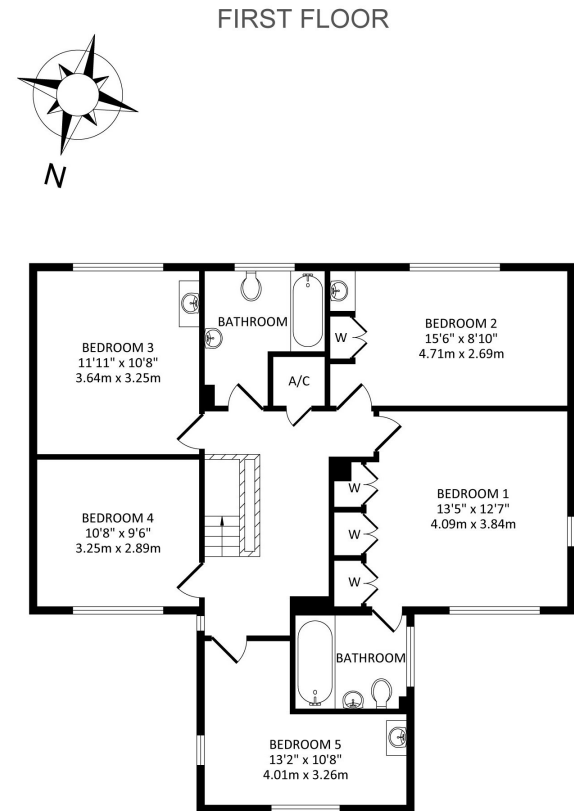
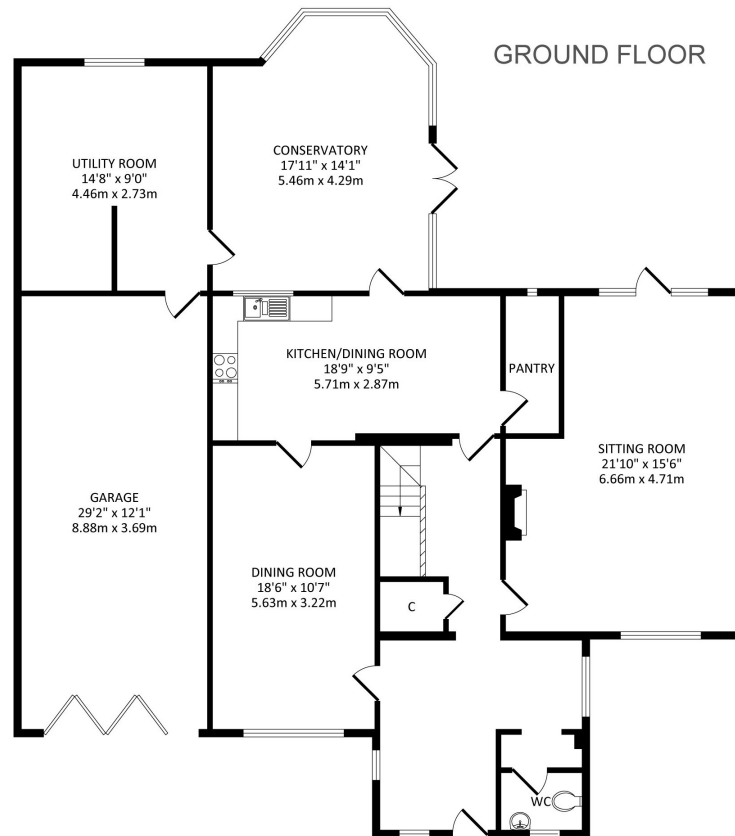
To the front there is a gravel driveway leading to a double garage with lawned frontage, mature shrubs and trees, timber fence and hedge boundary.

Garage: 29'1 x 11'11 Bi-fold doors, light and power.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 2337 sq.ft. (217.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee