



High Street, Drayton St Leonard OX10 7BQ



High Street Drayton St Leonard

A charming period cottage, benefitting from not being listed and believed to date from the 1590s with later additions, it is set in an idyllic position on the edge of this sought after village: abutting farmland it has fabulous gardens and sits in a third of an acre. The delightful accommodation oozes character with a wealth of exposed beams/timbers along with brick fireplaces, there are three double bedrooms, study/ bedroom 4, two bathrooms, kitchen, sitting and dining rooms. In addition there is a large garage, stunning garden room and covered terrace all surrounded by mature and beautifully tended gardens.

Oil-fired central heating to radiators, mostly double glazed.

Tenure - Freehold

Accommodation

Entrance Hall: Terracotta tiled floor, beamed ceiling, wall timbers and exposed brickwork, stairs to landing, radiator.

Cloakroom: White 2-piece suite (Thomas Crapper throne seat with high cistern), window, radiator, beamed ceiling, terracotta tiled floor.

Sitting Room: 23'7 x 20'5

Inglenook fireplace with wood beams and brick hearth fitted log stove. Terracotta tiled floor, beamed ceiling and wall timbers, central pillar, two radiators. Triple aspect with French doors to loggia/front garden: windows to rear and side.

Dining Room: 18'4 x 10'3

Shuttered window to front, terracotta tiled floor. Inglenook fireplace with brick hearth: beamed ceiling and under stair storage cupboard.

Kitchen/Breakfast Room: 16' x 12'5

Window to garden, range of storage units, wood/granite worktops, white sink unit, Britannia range cooker set in chimney breast, gas hob, extractor hood, fridge/freezer, space for dishwasher, tiled floor, radiator, down lighters, breakfast bar.





Utility: Space for washing machine, quarry tile floor, stable door to garden.

Stairs to First Floor Landing: Over stair recess, stained glass internal window, open to:

Study/Bedroom 4: 13'6" x 10'

Double aspect, wall timbers, radiator and airing cupboard.

Bedroom 1: 17'10" x 14'

Double aspect, two radiators, beamed ceiling, walk in wardrobe.

Dressing Room: 10' x 8'6" Range of wardrobes, radiator, open beams to bedroom.

En Suite Shower Room: White 3-piece suite including wide shower cubicle, wood floor, chrome radiator, Velux window.

Bedroom 2: 15'8" x 12'7" Windows to side and rear, brick fireplace with brick hearth, radiator, beamed ceiling, wardrobe recess.

Bathroom: White 3-piece suite, tiling, window, radiator, down lighters. Stairs to second floor.

Bedroom 3: 16'11" x 16' Lead light window either side, radiator, scaled ceiling, loft access via waist height door, exposed wall timbers.

Outside

Twin gates to gravel drive:

Detached Garage: 23'5" x 14'5"

Up/over door, light and power, windows to rear and side, loft space.

Front Garden: Set to lawn with established hedge and a yew tree to front, lychgate with path to front door, side wall, loggia and paved terrace.

Formal Rear/Side Garden: The gardens continue to the side and rear of the house and are enclosed by a brick wall with central lawn, abundance of specimen shrubs and plants. A gravel path leads to a covered terrace, rose arch and gate to:

Further Gardens: This area extends to a maximum of 140' with a large area of lawn interspersed with fruit trees and shrubs, mature hedges. There is a gravel corner area, small wildlife pond. A trellis fence and pergola arch to:

Productive vegetable garden with central pathway and side beds, timber green house and shed both with power and light, water tap, fruit cage and shared gated rear access.

Garden Room: 15'4" x 10' Fabulous entertainment area of hardwood construction, with cedar/shingle roof. Open veranda to one side with fitted bench seat and coffee table, light/power and overhead heater.



Directions

Turn right from our offices into St Martin's Street, follow this into the one way system to the traffic lights at the town centre, proceed straight across into Church Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074 and proceed 2.7 miles, at the roundabout take the third exit and follow the signs to Drayton St Leonard. After approx. 2miles, as you come into the village, turn right before the War Memorial; the property is the fourth on the left hand side (a large yew tree is by the front gate).

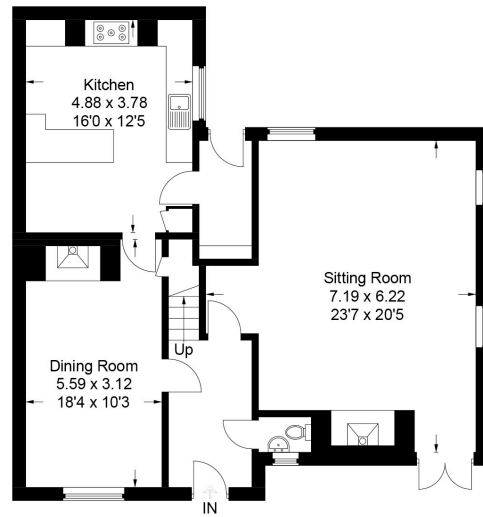
Approximate Gross Internal Area
 Ground Floor = 87.8 sq m / 945 sq ft
 First Floor = 85.9 sq m / 925 sq ft
 Second Floor = 23.4 sq m / 252 sq ft
 Garage = 31.5 sq m / 339 sq ft
 Total = 228.6 sq m / 2,461 sq ft



= Reduced headroom below 1.5m / 5'0"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	72
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

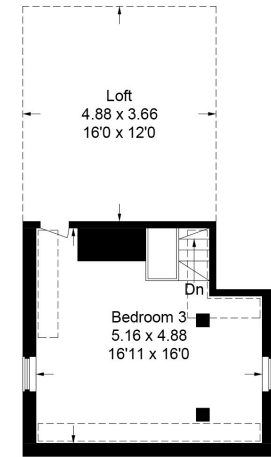
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



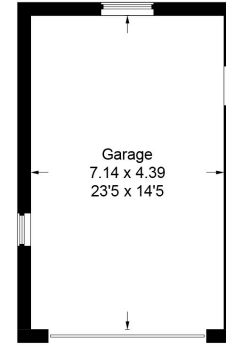
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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