

PROPERTY AGENTS

**JP**Knight



High Street, Drayton St Leonard OX10 7BA





## High Street, Drayton St Leonard

A well presented town house situated in the heart of this charming village set on the northern bank of the River Thames. The house has a 40' front garden and an 80' secluded rear garden to the rear of which is a detached garage, in addition there is a garage in a block beyond.

The property comprises 3 bedrooms and bathroom to the first floor: the open plan ground floor includes a 17' kitchen-breakfast room, sitting room with fireplace, study, utility and cloakroom.

The property is double glazed with oil central heating to radiators.

## Tenure - Freehold

### Accommodation

Entrance Porch: Window, down lighters and cupboards with space for tumble drier

Inner Hall: Wood style floor, radiator, under stair recess.

Sitting Room: 13'8 x 12'8 The room features a stone fireplace with wood mantel, wood style floor and a tall widow to the front, radiator and stairs to landing.

Kitchen/Breakfast Room: 17'3 11'2 A superb open plan space with fitted cupboards and wood worktops, Belfast sink, space for cooker, extractor hood and dishwasher. Radiator and wood style floor, down lighters.







Study: 8'1 x 7'9 French doors to the garden, wood style floor, radiator.

Utility Room: 7'8 x 6'11 Door to garden, wood worktop, appliance spaces.

Cloakroom: White 2-piece suite, window and wood style floor.

Stairs to Landing: Loft access, linen cupboard.

Bedroom 1: 11'3 x 11'2 max. Rear aspect, radiator and double wardrobe.

Bedroom 2: 11'11 x 9'11 Radiator, wardrobe and front aspect.

Bedroom 3: 7'6 x 6'11 Front aspect and radiator, wardrobe recess.

Bathroom: Fitted with a white 3-piece suite, heated towel rail and window.

#### Outside

To the Front: There is a 40' garden set to lawn with a central path, flowerbed borders, gate and hedge to the front.

Rear Garden: Extending to 80' there is a large terrace leading to a lawn with shrub borders. Oil-fired boiler and bonded oil tank. A path leads to the rear gate and to:

Detached Garage: 19'11 x 9'11 Twin doors, light and power, door to garden.

Garage in Block: up/over door.



### Directions

Turn right from our offices into St Martin's Street, at 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 left, the house is shortly on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	43   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.

