



4 Cheers Farm, High Street, Drayton, Abingdon OX14 4JW
Oxfordshire, £675,000

Waymark

High Street, Abingdon OX14 4JW

Oxfordshire

Freehold

An Exceptional Four Bedroom Family Home | Impressive 26' Kitchen/Dining/Family Home With Pleasant Aspect Over The Garden | Light Filled Dual Aspect Living Room | Superb Master Suite With Large Built-In Wardrobes & Ensuite | Ensuite To Second Bedroom Along With Jack & Jill Bathroom To Third | High End Finish Throughout | Exclusive Private Development of Only Six Properties | Viewing Highly Advised To Appreciate!

Description

Built to an exacting standard by Manorgate Homes, this beautifully appointed and luxurious four bedroom end of terrace family home forms part of a prestigious development of just six properties, quietly positioned at the end of a private road in the heart of Old Drayton. The property has been exceptionally well maintained by the current owners and should be viewed internally to fully appreciate the quality and lifestyle it offers.

The accommodation is arranged over three generous floors and opens with an entrance hall, convenient cloakroom and useful understairs cupboard. The dual aspect living room offers a comfortable, light filled space for relaxing or entertaining. To the rear of the property, the stunning open plan kitchen, dining room and family room is a real showpiece, boasting bespoke oak and Farrow & Ball painted cabinetry, Quartz worktops, and a full range of Siemens integrated appliances, including twin ovens, halogen hob, microwave, dishwasher, and fridge/freezer. An Electrolux washer/dryer is also included. Two sets of French doors lead directly from the kitchen onto the wrap around plot, while underfloor heating runs throughout the tiled ground floor, ensuring both style and comfort.

Upstairs, the first floor benefits from a good sized single bedroom, currently used as a home office, offering flexibility for modern living. The generous second bedroom features a luxurious ensuite shower room, built-in wardrobes, and access to a large eaves storage area, providing excellent hidden storage. The third bedroom is also a comfortable double, complete with built-in wardrobes and served by a stylish Jack and Jill bathroom, which is also accessible from the landing, ideal for guests or family use. The top floor boasts a superb master bedroom, thoughtfully designed to maximise space and comfort. Large built-in mirrored wardrobes span one wall, offering ample storage while enhancing the sense of light and space. This impressive room is further complemented by a beautifully finished ensuite, featuring a his and hers vanity sink, adding a luxurious touch to this elegant master suite.

Externally, the property enjoys a generous wrap-around garden, mainly laid to lawn, with two separate patio areas perfect for outdoor dining and entertaining. Side pedestrian access leads to a double carport offering private off-road parking. In addition, the property benefits from two

allocated parking spaces, which are shared with numbers 5 and 6 during limited hours of the day.

Finished to a high standard throughout, the property includes elegant chrome touches such as wall switches and plug sockets, stylish oak internal doors, and beautifully appointed bathrooms featuring Duravit sanitaryware, Grohe chrome fittings, and bespoke fitted mirrors.

Material Information: The property is freehold, connected to mains, water, electricity and gas. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

Location

Drayton is a sought after village just 3 miles south of Abingdon-on-Thames. The village itself has a thriving community and amenities such as a village hall and store, two local public houses, a primary school and Drayton Park Golf Club. Drayton is well placed for communications with easy access to the motorway and rail networks via the A34 and Didcot Parkway, along with easy access to private schools. The nearby market town of Abingdon-on-Thames offers a wide variety of high street shopping facilities, independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Furthermore the town has two highly regarded private schools; St Helen & St Katharine and Abingdon School.

Viewing Information

By appointment please.



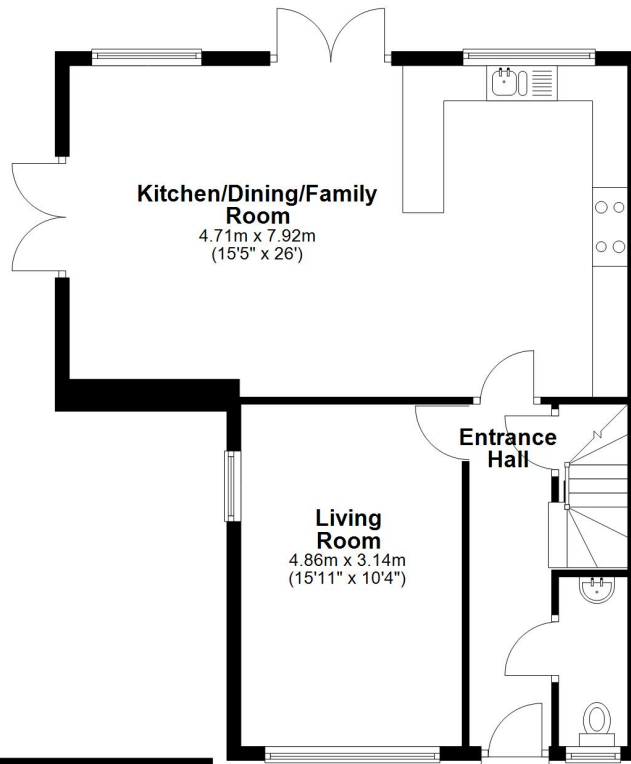
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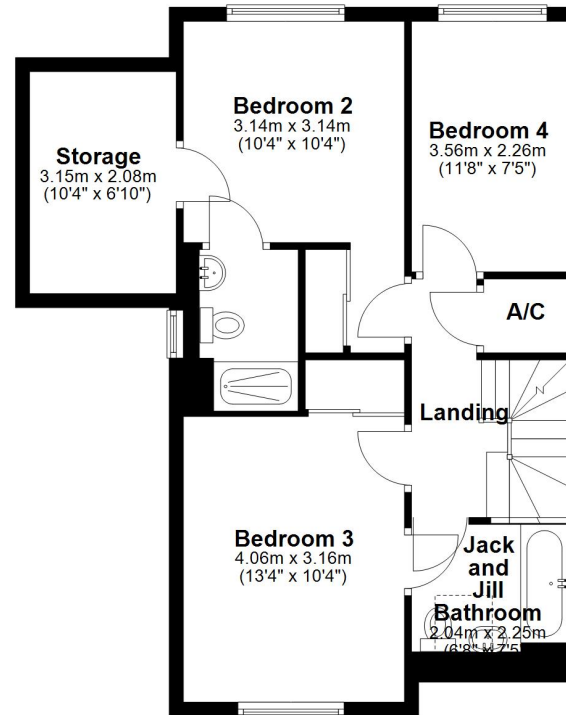
Ground Floor

Approx. 96.9 sq. metres (1042.8 sq. feet)



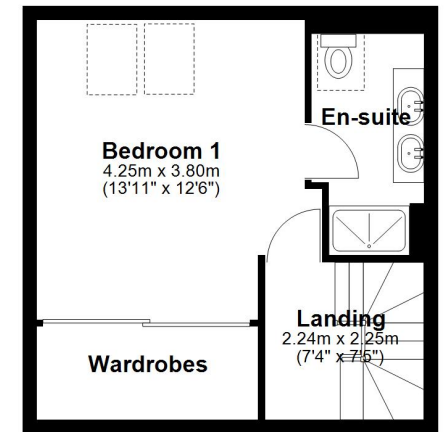
First Floor

Approx. 58.9 sq. metres (634.3 sq. feet)



Second Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 186.9 sq. metres (2012.3 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

