



Hilliat Fields, Drayton, Abingdon OX14 4JF
Oxfordshire, £275,000

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Oxfordshire

Freehold

No onward chain | Large rear garden | Gas central heating | 3 bedrooms | Potential to improve | Potential to extend (subject to planning) | Desirable village location

Description

An exciting renovation project located within a popular village location, just 2 miles south of the historic market town of Abingdon.

The property provides on the ground floor; entrance hall, sitting room, dining room, kitchen, WC and store. Stairs from the hall lead up to the first floor where there are two good sized double bedrooms and a smaller third bedroom. A family bathroom completes the first floor.

Externally there is a garden to the front and space to park vehicles to the side of the property. The rear garden is of a generous size and is laid mainly to lawn, with paved areas. There is a small detached rendered block built out-building in the rear garden, that has been used for storage in the past.

The property would benefit from a full internal renovation, however the property is centrally heated by a modern gas fired boiler and there are double glazed UPVC windows throughout.

The property is available with no onward chain and is available freehold.

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 highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon.

Viewing Information

Viewings are by appointment only please.

Local Authority

Vale of White Horse District Council Band C

Tax Band: C

Location

Drayton is a sought after village just 2 miles south of Abingdon-on-Thames. The village itself has a thriving community and amenities such



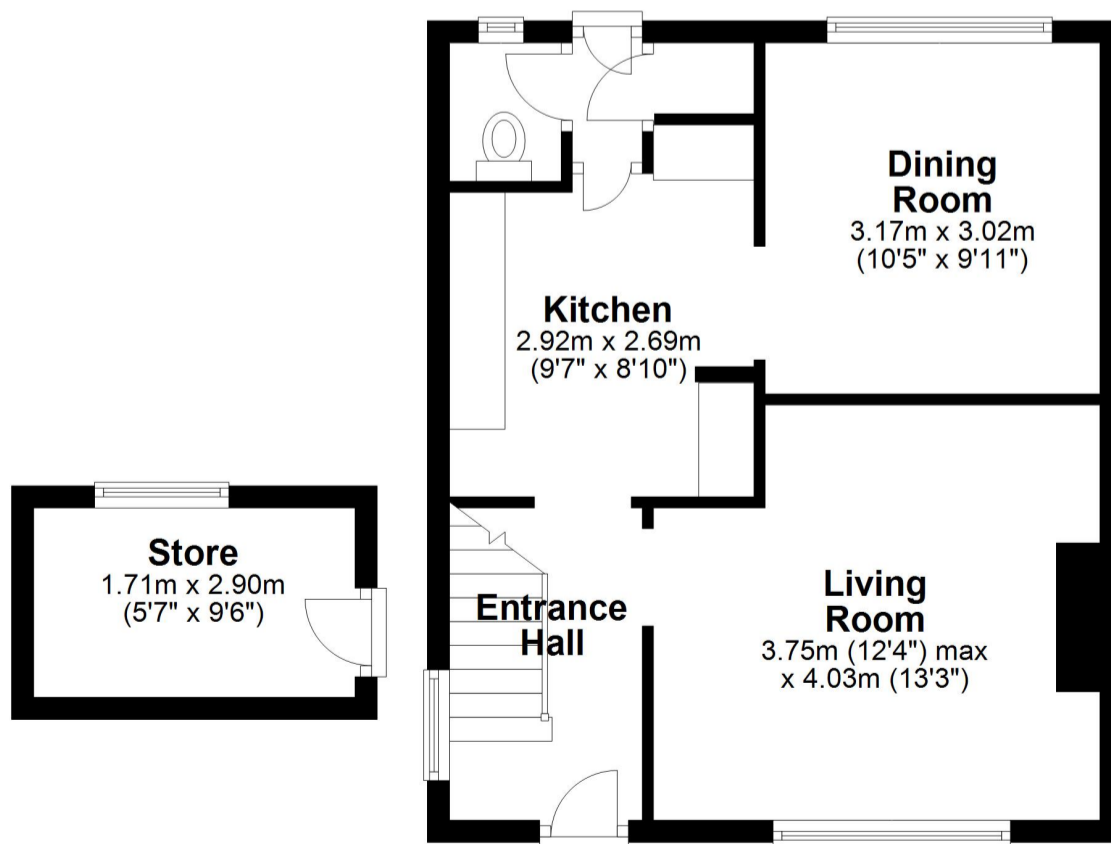
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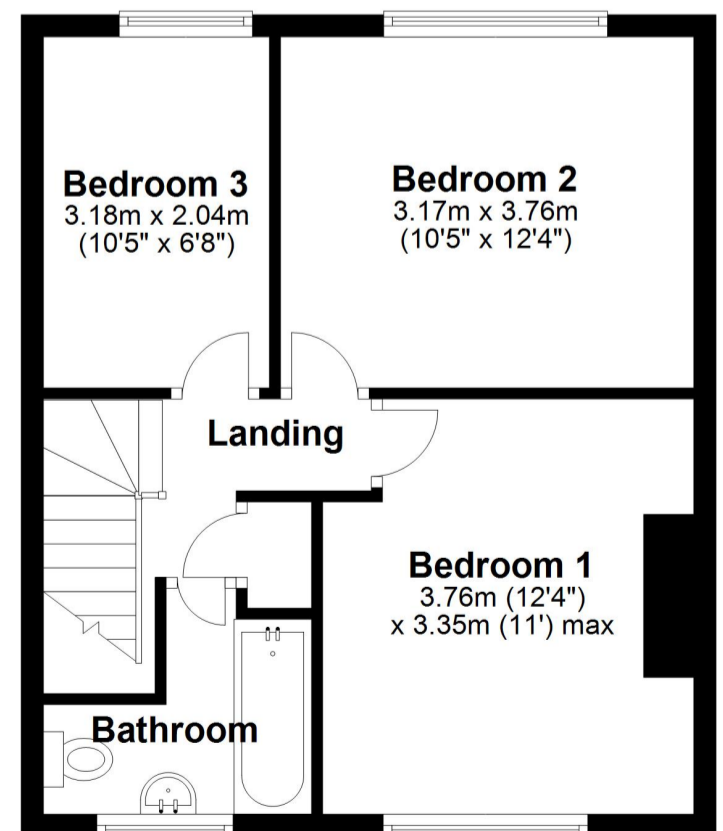
Ground Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 87.2 sq. metres (939.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.