



2 Abbot Crescent, Drayton, Abingdon OX14 4GY  
Oxfordshire, Offers Over £925,000

Waymark



# Abbot Crescent, Abingdon OX14 4GY

Oxfordshire

Freehold

**Luxurious Five Bedroom Detached Family Home | Beautiful & Upgraded Kitchen/Dining Room With Central Island, Built-in Appliances & 'Quartz' Worktops | Three Reception Rooms With Feature Bay Windows | Generous Bedrooms | Master & Second Bedroom Benefitting From Ensuite & Built-in Wardrobes | Impressive & Spacious Accommodation Throughout | Well Tended & Landscaped Rear Garden | Exclusive Development In Sought After Location | Viewing Highly Recommended!**

## Description

This luxurious home is not to be missed! Set in an exclusive development with views over greenery in the heart of Drayton, is this substantial five bedroom detached family home which has been built to exacting standards. The property is only five years old and has been upgraded and exceptionally maintained to a high standard by the current owners. Measuring an impressive circa 2821 square feet, the property should be viewed internally to fully appreciate all the home has to offer.

On entering this stunning home, you are greeted by a large entrance hall giving access to a cloakroom, separate study, dual aspect dining/family room with feature bay windows, light and airy triple aspect living room with bay window and french doors leading onto the beautiful garden. Completing the ground floor accommodation is the useful utility room with space for washing machine and additional appliance along with the exceptional kitchen/dining room. A focal point of the home, this spacious area has ample space for large dining table and chairs and is complete with feature island with breakfast bar, a range of wall and floor mounted cabinets with built-in 'Bosch' appliances to include integrated dishwasher, fridge/freezer, oven, five ring gas hob, and beautiful 'Quartz' work tops. To the first floor you find a gallery landing, modern fitted four piece bathroom and five good size bedrooms. The master suite boasts built-in wardrobes, large four piece ensuite and views over greenery. The second bedroom further boasts built-in wardrobes, ensuite and views over greenery with additional built-in wardrobes to the third bedroom. The fifth bedroom is currently being used a dressing room.

Externally the home boasts an enclosed well-tended rear garden which is of a sunny, south-westerly aspect. The landscaped garden benefits from a central manicured lawn which is complemented by flower and shrub borders, area of stone chippings with an area for seating capturing the morning sun, large patio area which is perfect for outside dining and entertaining along with a further large decking area to the rear, ideal for alfresco dining. Directly to the side of the home is a double garage with driveway parking for up to 4 cars.

Constructed by Cala Homes in December 2018, the current owners have enjoyed living here from new and there are circa five years remaining on the NHBC certificate. The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and 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 highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon.

## Viewing Information

By viewing appointment only.

## Local Authority

Vale of White Horse District Council.

Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	87	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

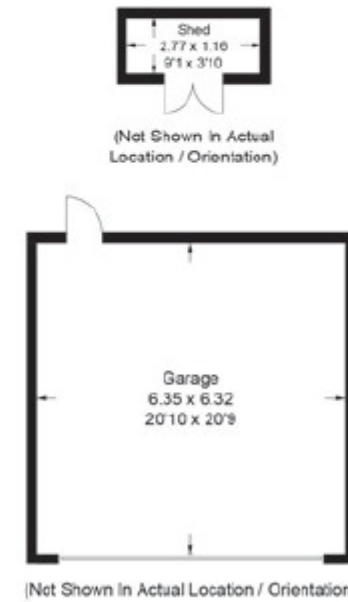
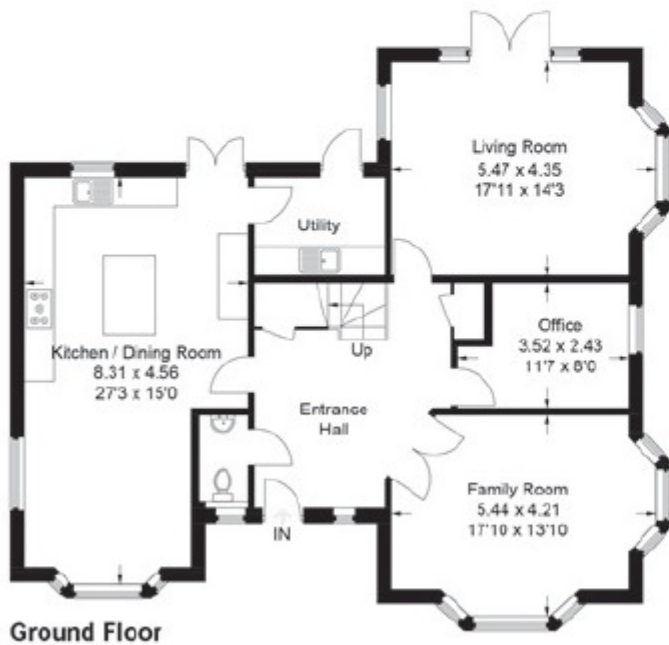


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Approximate Gross Internal Area  
 Ground Floor = 111.5 sq m / 1,200 sq ft  
 First Floor = 107.4 sq m / 1,156 sq ft  
 Garage & Shed = 43.2 sq m / 465 sq ft  
 Total = 262.1 sq m / 2,821 sq ft



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.



