



30 Draycott Road, Southmoor, Abingdon OX13 5BZ  
Oxfordshire, £525,000

Waymark

# Draycott Road, Abingdon OX13 5BZ

Oxfordshire

Freehold

**Four Bedroom Detached Family Home | Versatile & Spacious Accommodation | Three Reception Rooms & Large Kitchen | Good Size Bedrooms | Enclosed East Facing Rear Garden | Large Driveway Providing Ample Off Road Parking For Several Vehicles | Popular Village Location - Viewing Essential | No Onward Chain**

## Description

Offered for sale with no onward chain, is this spacious four bedroom detached family home situated in a pleasant no through road within the ever sought after location of Southmoor. Offering versatile and adaptable accommodation, the property benefits from three reception rooms and large kitchen, generous bedrooms along with a good size overall plot providing ample off-road parking for several vehicles.

The accommodation comprises; Entrance porch through to entrance hall with cloakroom, useful separate study, living room, spacious open plan dining/family room with 'French' doors leading onto the garden and large kitchen complete with a range of wall and floor mounted cabinets. The first floor consists of a landing, family bathroom and four good size bedrooms.

Externally the well-tended enclosed rear garden includes a large patio area which is perfect for outside dining with remainder laid to lawn and additional patio area for further seating. There is side pedestrian access which leads to the large driveway providing ample off road parking for several cars. There is a garage which is complete with power and light and adjoining workshop to the rear.

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

## Location

The village of Southmoor has a number of shops including a post office and cafe as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford (10 miles) to Swindon (16 miles) making commuting an easy option. There are a number of excellent schools in nearby Abingdon (5 miles), both independent and state run, with further schooling available in nearby St Hugh's, Cokethorpe and within Oxford. There is a regular bus service that runs between Swindon and Oxford as well bus routes to Abingdon and Wantage.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: D



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**Wantage Office**

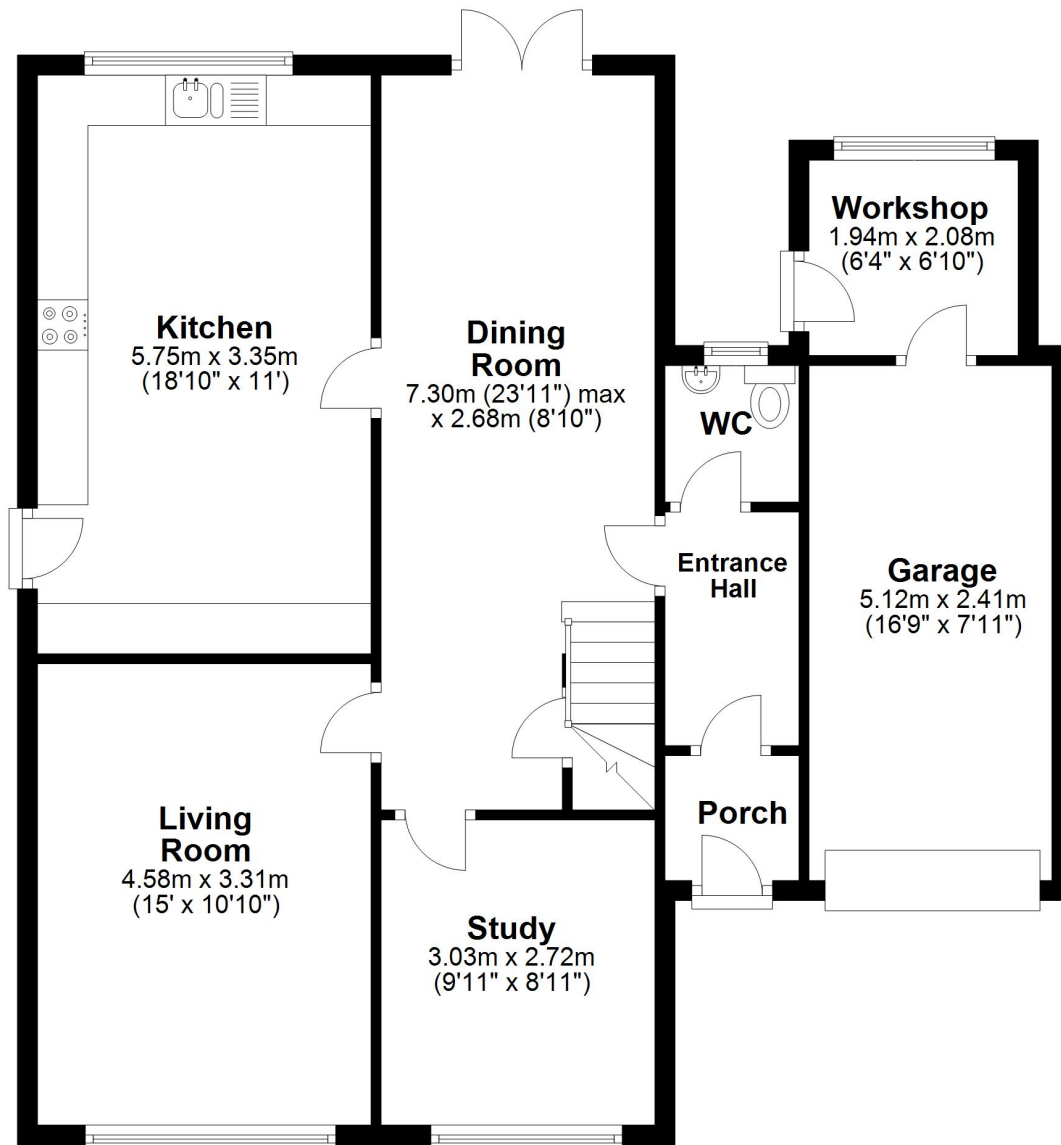
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

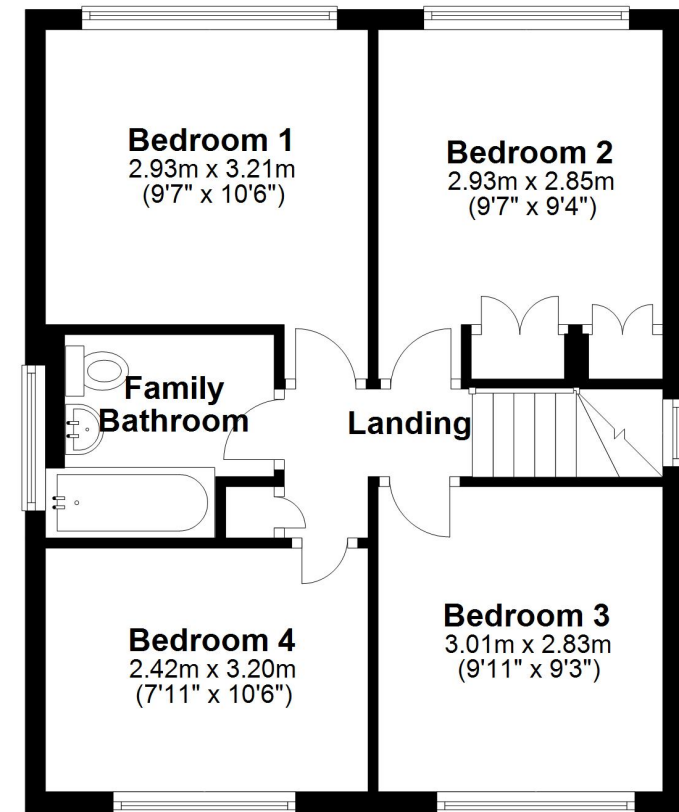
## Ground Floor

Approx. 88.0 sq. metres (947.4 sq. feet)



## First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 134.4 sq. metres (1447.1 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.

