



28 Church Lane
Drayton, Oxfordshire, OX14 4JS



JAMESGESNER
- ESTATE AGENTS -



**28 Church Lane
Drayton
Oxfordshire
OX14 4JS**

OIEO £500,000 FREEHOLD



This three bedroom detached property is situated within this tucked away location on arguably one of the most desired roads within Drayton Village. Backing onto the village allotments and nicely presented throughout. Offered for sale with no onward chain.

The property comprises porch, dual aspect living/dining room with log burner, kitchen, utility, cloakroom, three well proportioned bedrooms (all have built in wardrobe) and a family bathroom. Outside is a driveway with ample parking leading to a double garage. The gardens are predominantly to the front and west facing with a lawn, mature trees and shrubbery enclosed by panel fencing. The property benefits from gas central heating and double glazing throughout.

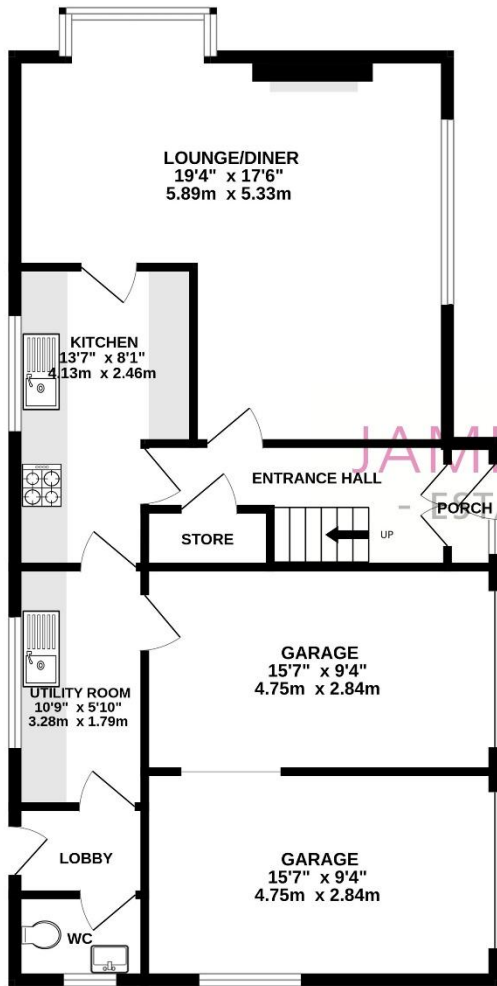
There is a shop and post office, village hall, church and primary school. A wide range of highly regarded schools are available in the area, including Didcot Girl's School, St Helens and St Katherine's, Abingdon and Radley.



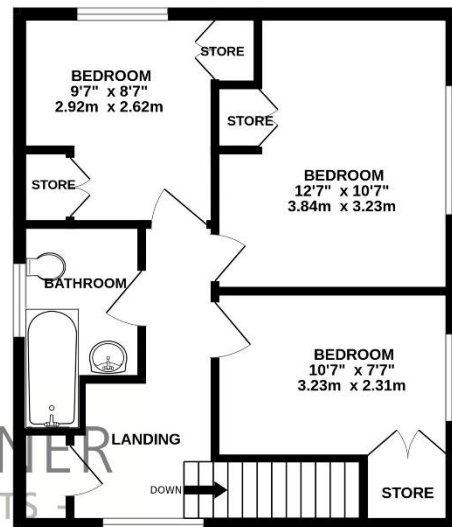
Ideally located for access to Oxford, the Science Parks and the motor way and rail networks via the A34. Regular bus services run from the village to Oxford, Abingdon, Milton Park and Didcot. The market town of Abingdon, just 3 miles away, is ideal for everyday shopping.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		63	78
		EU Directive 2002/91/EC	



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