

Plough Lane, Drayton, Abingdon, OX14 4GJ

allen & harris

welcome to

Plough Lane, Drayton Abingdon

Allen & Harris are proud to present this modern three-bedroom detached property situated in the popular village of Drayton. The property is approached via an entrance hall giving access to a generous sitting room which measures in excess of 17ft in length and has a great box bay window bringing in lots of natural light. Leading on is a conveniently placed downstairs cloakroom, and the centre piece of this home which is a very well-proportioned modern kitchen dining room measuring in excess of 19ft and includes built in appliances and a central island, and also has well-appointed French doors opening out to the rear garden.



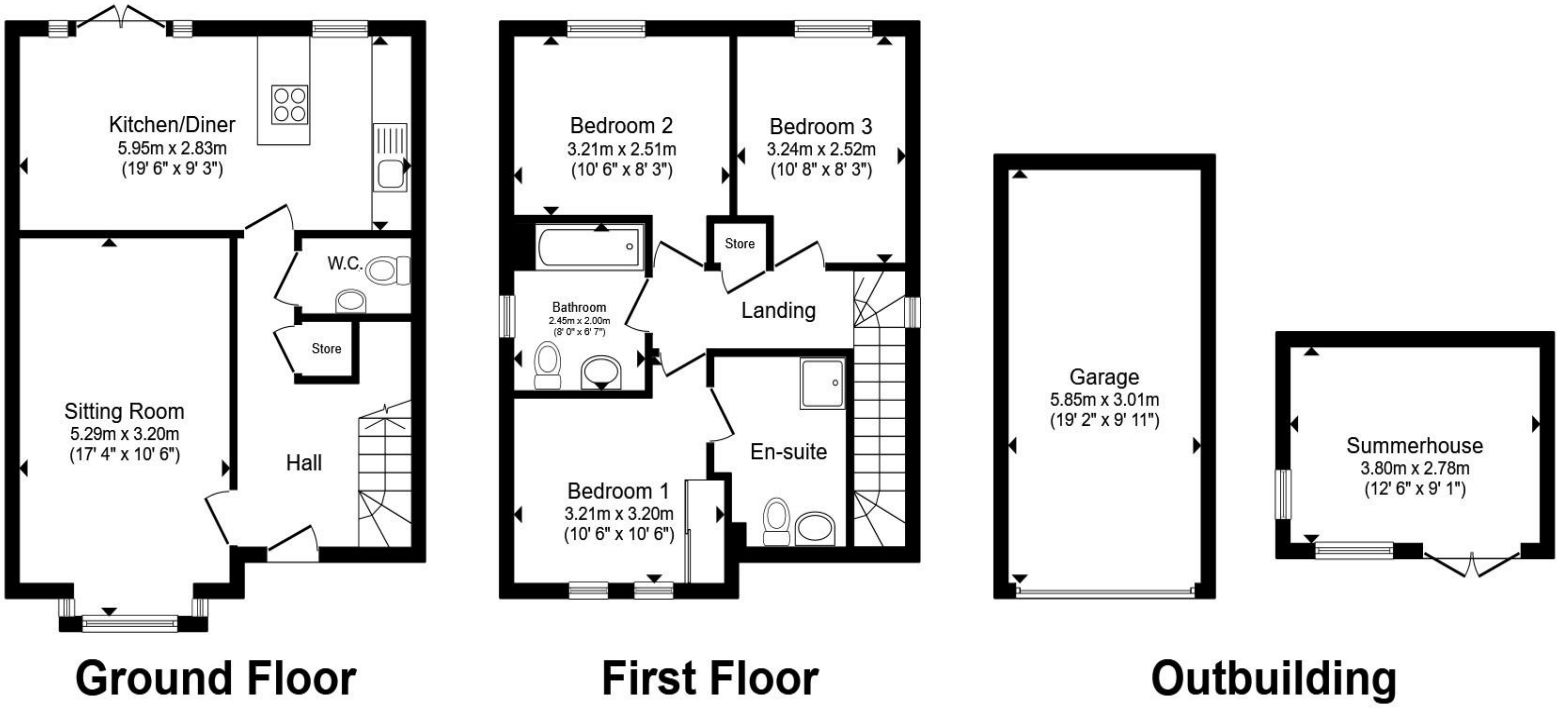












Ground Floor **First Floor** **Outbuilding**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 107.2 m² (1,154 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Plough Lane, Drayton Abingdon

- Views Over Countryside To Front Aspect
- Three Bedrooms
- Detached
- Situated in the popular village of Drayton
- Garage & Generous Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: E

To the first floor are three bedrooms, all of which are generous with the 2nd bedroom measuring in excess of 10ft as well as the master bedroom, which boasts an ample en-suite bathroom, the first floor accommodation is completed with a well appointed family bathroom.

To the rear is a pleasant established garden mainly laid to lawn with a thoughtfully appointed summerhouse.

To the side is an ample driveway leading to a garage measuring in excess of 19ft in length.

To the front are far reaching views across countryside.

offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108818

The Property Ombudsman

Property Ref:
ABI108818 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01235 553777

abingdon@allenandharris.co.uk

1 High Street, ABINGDON, Oxfordshire, OX14 5BD

allenandharris.co.uk

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