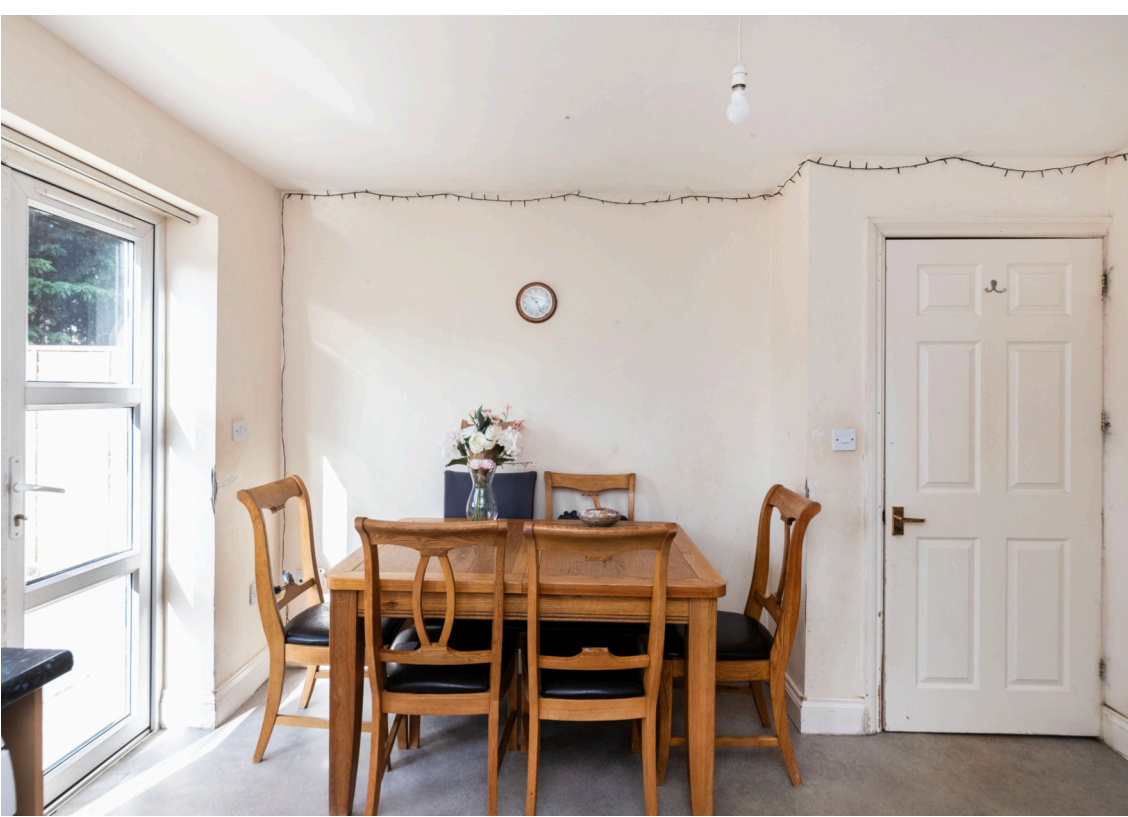




Brimar, Crabtree Lane Drayton OX14 4HS

Hodsons
...your move, our passion



Brimar

Spacious three bedroom detached family home offering flexible accommodation over three floors, well situated within the heart of this popular village close to nearby amenities complemented by drive way parking for several vehicles and enclosed southerly facing rear gardens.

Location

Crabtree Lane is a popular no-through location, situated within the heart of this popular village. The property offers easy pedestrian access to many amenities including a general store, post office, newsagent, hardware store, two public houses, primary school and two churches. There is also a modern village hall and an 18 hole golf course. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns and villages. Drayton is well placed for Abingdon (circa. 2½ miles), Oxford (circa. 8 miles), Wantage (circa. 8 miles) and Wallingford (circa. 10 miles). There is access to the M40 at junction 8 or 9 and the M4 at junction 13 at Newbury. Didcot mainline station provides a direct line to London Paddington for commuters.

Directions what3words – [image.forklift.stones](https://www.what3words.com)

Leave Abingdon town centre using Ock Street. Take the first turning on the left hand side onto the Drayton Road. Proceed out of Abingdon and continue into the village of Drayton. Crabtree Lane is the third turning on the left hand side where Brimar is found a short way down on right hand side, clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to ground floor shower room
- Separate front living room and open plan kitchen/dining room with double doors to rear gardens
- Two first floor double bedrooms complemented by bathroom
- Very flexible and spacious top floor double bedroom
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Block paved driveway parking facilities for several vehicles
- Enclosed southerly facing rear gardens offering good degrees of privacy

3  bedrooms

Council tax band C

1  receptions

Tenure Freehold


2  bathrooms

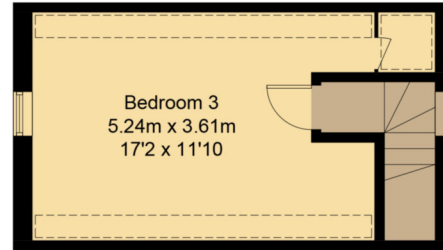
EPC rating C



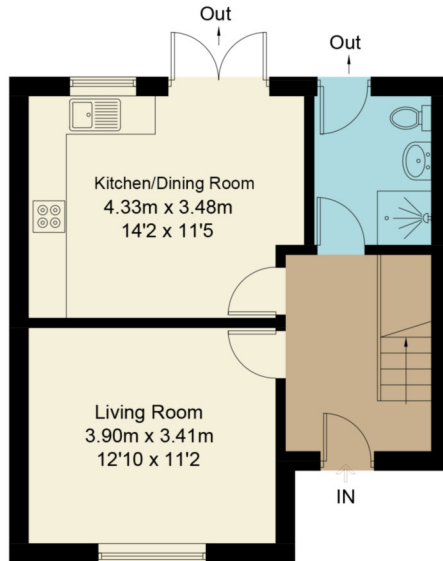
Crabtree Lane, OX14

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft
Garden / Driveway Area = 97.6 sq m / 1050 sq ft

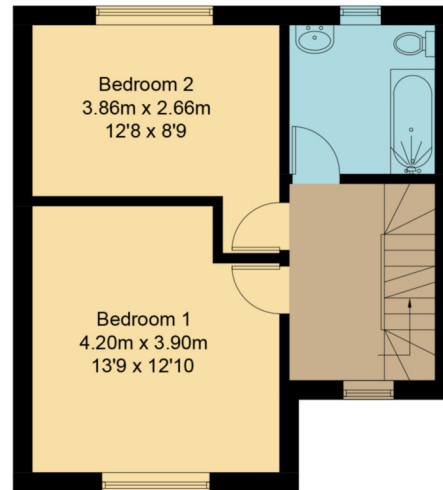
 = Reduced headroom below 1.5m / 5'0



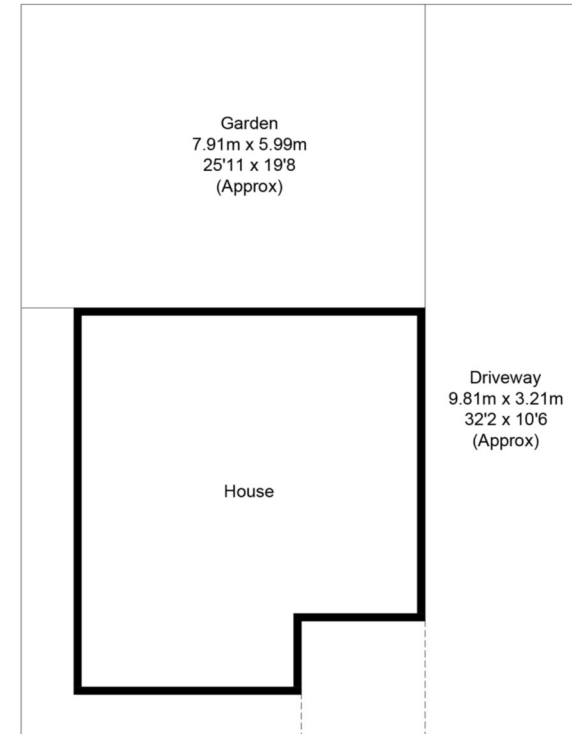
Second Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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