



6 Lammas Land, Drayton OX14 4GG

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## 6 Lammas Land

**Stunning nearly new detached family home situated in a highly sought after village location fronting an attractive open green offering many features including impressive 20' double aspect living room and very stylish and well equipped 20' double aspect kitchen/dining room leading onto attractive south facing walled gardens, sold with no ongoing chain.**

### Location




6 Lammas Land is well-situated on the edge of the highly sought after Dovecote development located in the heart of this popular village offering an excellent range of amenities including general store, post office, newsagents, hardware store, two public houses, excellent primary school, two churches and an 18-hole golf course. Useful distances include Abingdon town (circa. 2.5 miles), Oxford city (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 and Didcot mainline railway station provides a direct line to London Paddington for commuters.

### Directions what3words – crossing.chin.untrained

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Leave Abingdon and proceed into the village of Drayton using the Abingdon Road. At the next roundabout take the left hand turning onto the High Street and after a short way turn right onto The Furlongs. Proceed for some way before turning left onto Lammas Land, where No 6 is found on the right hand side, fronting the green, clearly indicated by the For Sale board.



- Inviting entrance hall featuring luxury vinyl flooring leading to cloakroom and impressive and very spacious 20' double aspect living room with double glazed windows fitted with stylish window shutters, providing attractive views over the large green
- Stylish and very well equipped 20' double aspect kitchen/dining room offering an excellent selection of floor and wall units with many built-in electrical appliances and fitted blinds, open plan to delightful, dining area with floor to ceiling double glazed windows and doors leading to attractive south facing rear gardens, complemented by separate utility room.
- Delightful and very spacious double aspect 20'' master bedroom (could easily be converted to provide two separate bedrooms) featuring attractive views over the open green and an extensive selection of fitted wardrobe cupboards and en-suite shower room with contemporary white suite.
- Two further double bedrooms complemented by large four piece, fully tiled family bathroom with contemporary white suite including bath and separate shower cubicle.
- Mains gas radiator central heating, PVC double glazed windows, the remainder of the original builders NHBC guarantee and the property is sold with no ongoing chain.
- Front gardens providing hard standing parking facilities leading to garage with light and power and personal door to gardens.
- Attractive south facing rear gardens including patio and extensive lawn, wooden garden store/greenhouse - the whole enclosed by high brick walling, affording good degrees of privacy.

3		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	B





Stylish and well equipped 20' kitchen/dining room offering an excellent selection of units, open plan to delightful dining area with floor to ceiling windows and doors



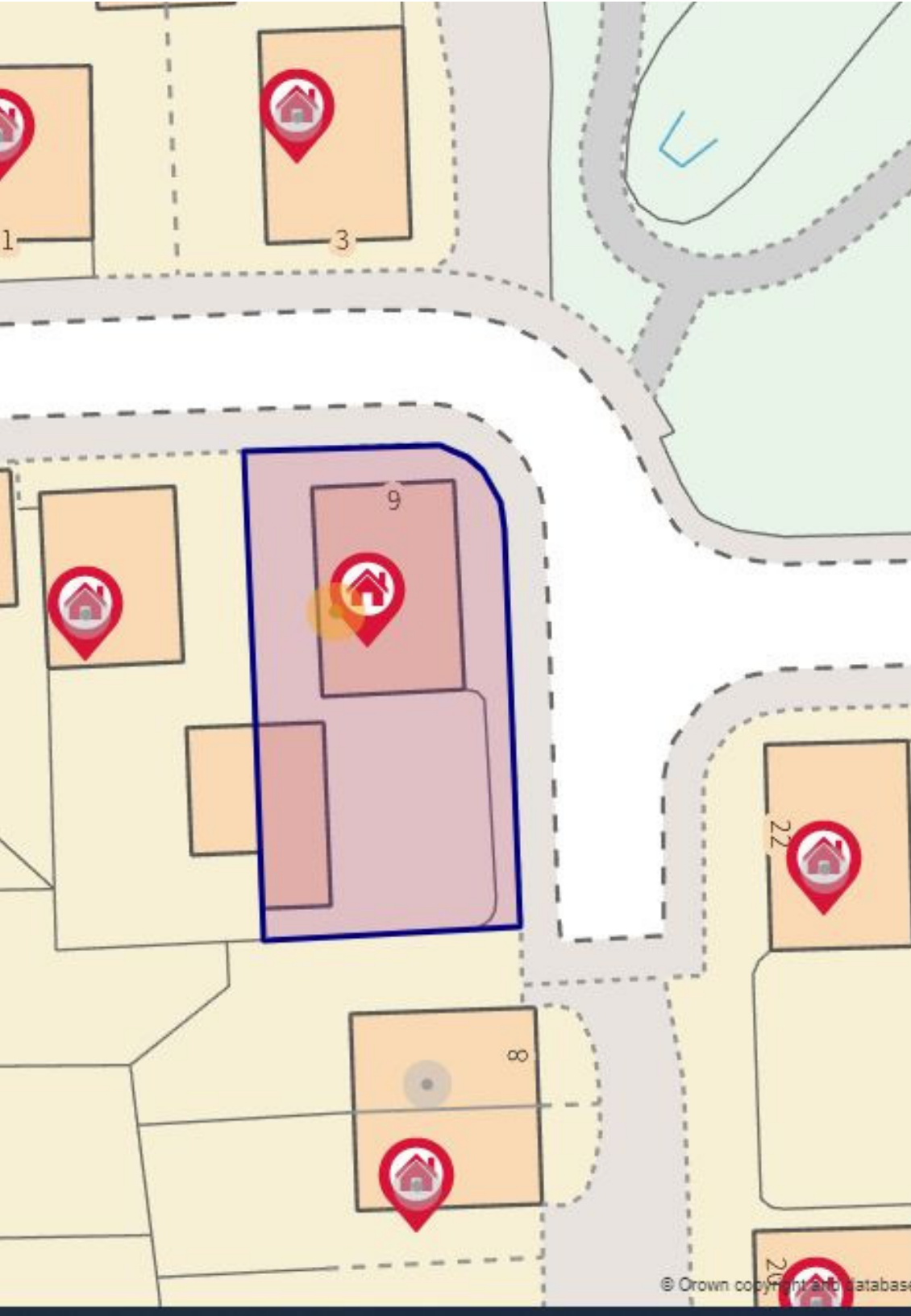




Impressive and very spacious 20' double aspect living room with double glazed windows fitted with stylish window shutters, providing attractive views over the large green













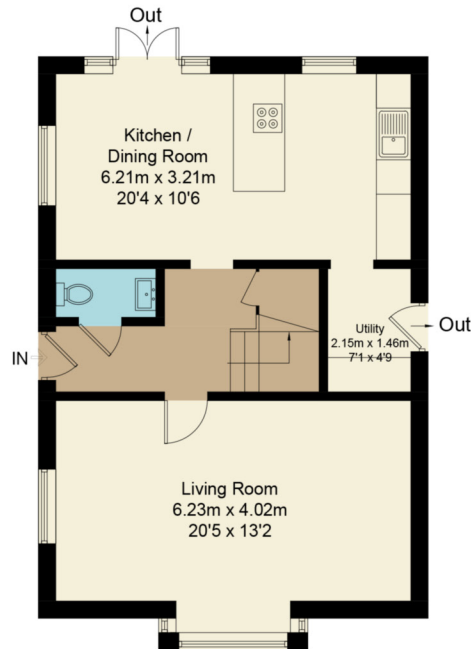
## Lammas Land, OX14

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft

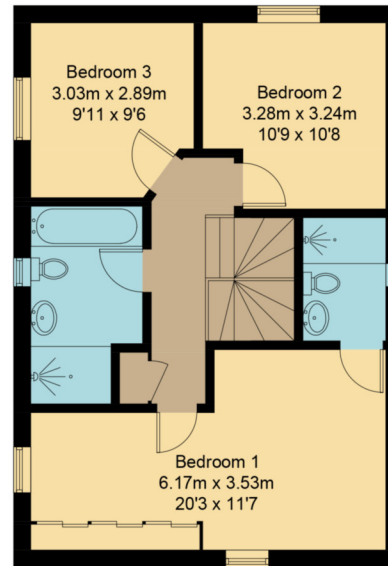
Garage = 18.7 sq m / 201 sq ft

Total = 134.3 sq m / 1445 sq ft

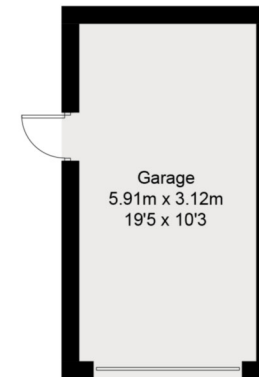
Garden / Driveway Area = 186.6 sq m / 2009 sq ft



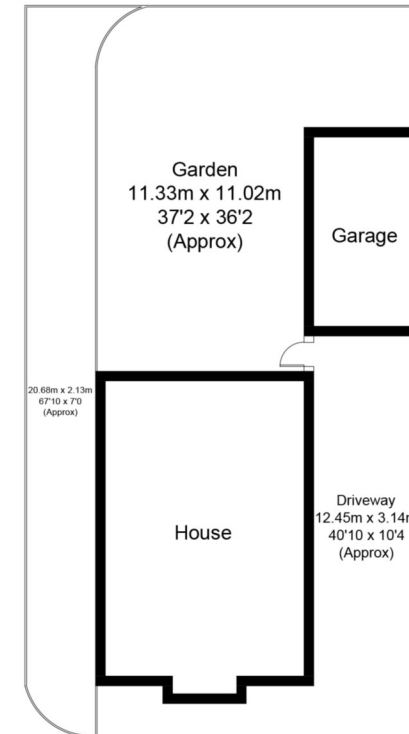
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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