



Character period cottage with spacious annexe

Gable End, High Street, Drayton St. Leonard, Oxfordshire, OX10 7BA

Freehold



Entrance hall • sitting room • dining room • kitchen
 • garden room • shower room • 3 bedrooms • family
 bathroom • detached garage with annexe comprising
 entrance lobby • kitchen • bedroom/sitting room • shower
 room

Distances

Oxford - 11 miles, Wallingford -
 7 miles, M40 junction 7 -
 7 miles, Thame - 11 miles

Local Information

Lying just north of Wallingford, Drayton St. Leonard is a small pretty village adjacent to the River Thame. There are excellent road links to London, the Midlands and the Chilterns via junction 6 and 7 of the M40. Oxford is approximately 11 miles away and Henley on Thames some 18 miles to the south. Both offer an excellent range of shops and facilities. The market town of Wallingford is 7 miles to the south.

About this property

Gable End is a charming detached period cottage believed to date from the 18th century. There are many period features including exposed beams, original plank doors and fireplaces. In recent years, the property has been improved and extended to create a delightful home with lovely gardens. A most spacious annexe and double garage are situated to the side. The sitting room is in the earliest part of the dwelling and is a cosy room, double aspect with exposed beams and log burning stove. The separate dining room is also double aspect with a fine fireplace and exposed beams. The well appointed kitchen has

an electric Aga, range of cupboards, fitted dishwasher and fridge/freezer. Adjacent to the kitchen is the garden room which also connects to the dining room and enjoys wonderful views of the rear garden. Off the hall is a shower room and on the first floor are three bedrooms, served by two staircases, and the family bathroom.

Directions

From Oxford take the A4074 towards Henley on Thames. Pass through Nuneham Courtenay and, at the second roundabout, turn left for Drayton St. Leonard. On entering Drayton St. Leonard bear left onto the High Street and Gable End will be seen on the right before Church Lane.

Services

Mains water, electricity and drainage are connected. Oil fired central heating.

Tenure

Freehold with vacant possession on completion

Local Authority

South Oxfordshire District Council

Council Tax Band

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Photographs taken and brochure prepared April 2022.





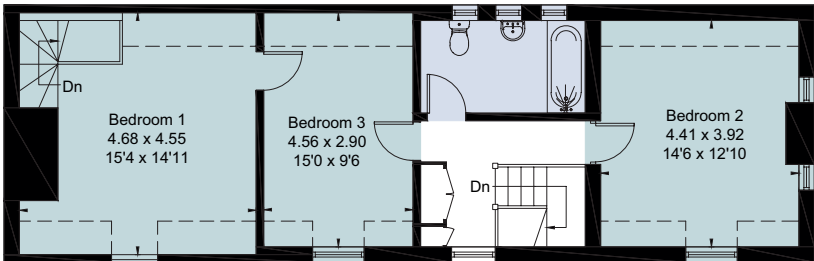
Gable End, High Street, Drayton St. Leonard, Oxfordshire, OX10 7BA
Approximate Area 161.4 sq m / 1737 sq ft
Garage 25.0 sq m / 269 sq ft
Outbuilding 43.5 sq m / 468 sq ft
Total 229.9 sq m / 2474 sq ft (Excluding Boiler)
Including Limited Use Area (13.6 sq m / 146 sq ft)



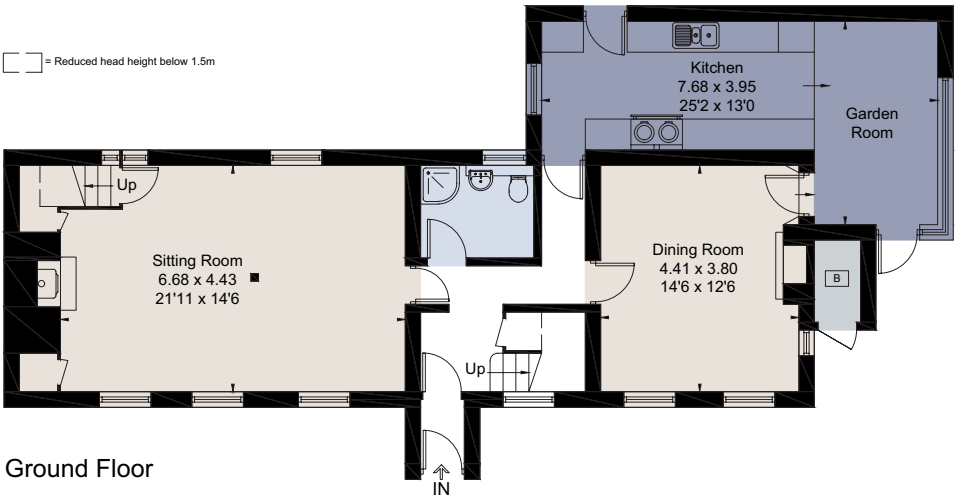
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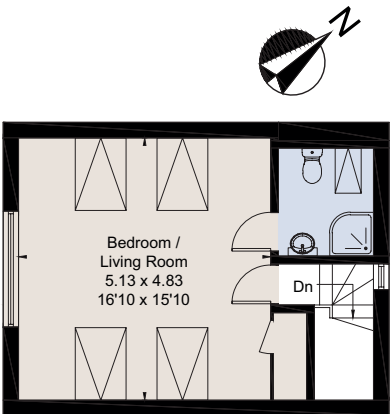
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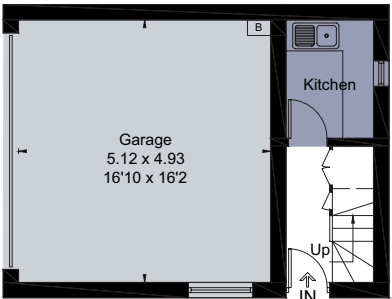
First Floor



Ground Floor



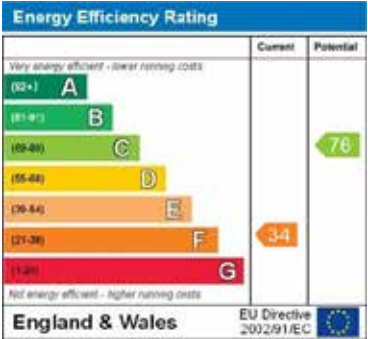
Outbuilding - First Floor



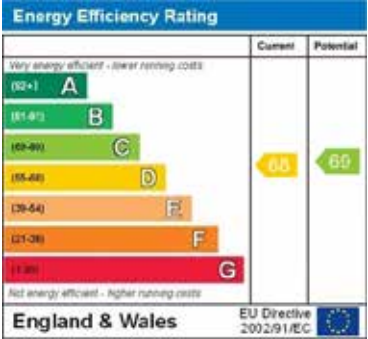
Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Main House



Annex



For identification only. Not to scale. © 220412HW

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