



Ford Lane, Drayton St Leonard OX10 7AS



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A stylishly presented semi-detached family home set in the heart of this popular village and featuring extensive driveway parking on its drive and a secluded 80' garden that abuts open farmland at the rear.

The versatile layout includes a 19' sitting room with fireplace, bright 16' kitchen-breakfast room opening to the garden, conservatory, cloakroom and utility room: upstairs there are 3 bedrooms and a luxury 4-piece family bathroom.

The fabulous outside space includes a large deck part covered creating a loggia, side store, garden shed and log store and a stunning studio split to create a gamers room and home office.



Tenure - Freehold

Accommodation: The property has newly fitted double glazing, new radiators (2022) with LPG fired central heating.

Entrance Hall: Side window, wood style floor, radiator, down lighters, stairs with storage area below. Downlighters.

Cloakroom: Fitted with a 2-piece suite including stone hand wash basin, radiator, down lighters.

Sitting Room: 19' x 10'10 Featuring a stylish open fire with arched insert and tiled hearth, window to the front and 2 radiators.

Kitchen/Breakfast Room: 16'4 x 11'7 A bright room with patio doors to the garden and a full width skylight, range of storage units, worktops and sink: free standing Rangemaster cooker, extractor hood, wine fridge, dishwasher and water softener. Further appliance space, tiled floor, radiator, down lighters, wide servery and twin doors to:





Conservatory: 16'7 x 9'5 Double glazed, set on a brick plinth with glass roof and radiator, wood style floor, French doors to garden.

Utility Room: 9'1 x 8'7 Worktop with sink, space for washing machine, recessed dog kennel. Airing cupboard housing LPG boiler.

Stairs to Landing:
Window on half landing: Double doors to Airing cupboard and Gas boiler.

Bedroom 1: 16'8 x 11'7 max. View across the garden, Radiator and panelled wall.

Bedroom 2: 11'6 x 10'11 Front aspect and radiator.

Bedroom 3: 8'2 x 6'4 Radiator and front aspect.

Bathroom: 11'5 x 6' Beautifully fitted with a white 4-piece suite including bath with jacuzzi and shower cubicle, tiling, radiator, down lighters and window to rear.

Outside

Front Drive: There is a gravel driveway with picket and willow fencing: area of lawn with retaining wall and shrub/flowerbeds.

Timber Side Store: 11'5 x 9'1 Twin doors to the drive and door to the deck.

Rear Garden: A delightful feature it extends to 80' in length and enjoys an excellent degree of privacy. There is a large timber deck to rear and side, part covered creating a loggia with steps down to an established lawn with flower and shrub border beds, a pleached hedge and timber fencing. Feature waterfall and pond with stone rockery.

Play Area: A picket fence divides the formal garden from the children's play area. This is laid to artificial grass.

Studio: 18'7 x 11'10 (incl. porch) Insulated with double glazing and light and power split into an office and games room.

Timber shed and log store.

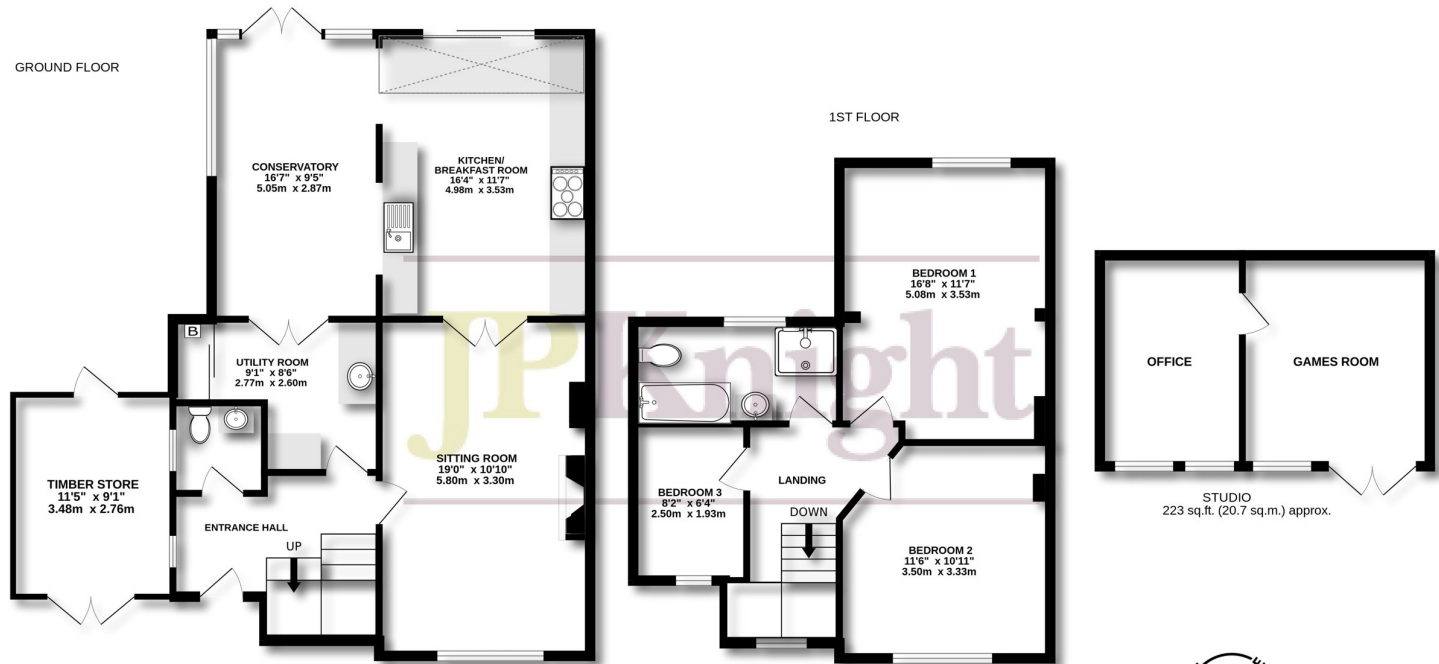
Timber side store: 11'5 x 9'1 Twin doors to the drive. Door to decking.



Directions: Turn right from our offices into St Martin's Street, at the traffic lights by Waitrose proceed straight across into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074 and proceed 2.7 miles, at the roundabout take the third exit and follow the signs to Drayton St Leonard. After approx. 2 miles, as you come into the village, turn left by the War Memorial into High St, follow the road right into Church Ln, Ford Lane is on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	50
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1324sq.ft. (123.0 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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