



' Cherry Trees '

The Osiers | Drayton St Leonard | Wallingford | Oxfordshire | OX10 7AX



Property Features

- Prestigious development of only three properties.
- Four bedrooms.
- Three bathrooms/ensuite rooms.
- Two reception rooms.
- Study and Garden Room
- Kitchen and Breakfast area.
- Highly stylish and contemporary shown interior.
- Rear garden around 0.2 acres 250 feet in length.
- Parking and double garage.
- EPC Rating D

Full Description

A beautifully shown four bedroom home, built 27 years ago by a quality local builder, blending quality modern building methods with traditional features such as a feature fireplace and a wealth of beam-work. Centrally located to Drayton St Leonard with it's period properties, the property none the less backs onto open farmland with a bucolic aspect over open countryside.

'Cherry Trees' was constructed around 1996 by Westbuild Homes, a local builder of excellent repute. 'Cherry Trees' forms part of a highly select, prestigious development with only two other properties and is located close to the heart of the village centre with it's historic and period homes. The property has been meticulously maintained by the sellers and over the years has benefitted from constant good maintenance and upgrading with many internal alterations. These include replacement windows, refitted kitchen, cloakroom and redesigned ensuite bathrooms. The most significant improvement to the property is the acquisition of an additional parcel of land adjoining the rear garden and this impressively increases the overall plot in the rear garden to around 0.2 acres. The position of the property is idyllic with views from the rear garden and property overlooking fields and countryside including Wittenham Clumps.

The entrance hall features stylish ceramic flooring which is featured in the cloakroom, kitchen, utility room and garden room. This creates a pleasing flow through the ground floor accommodation. The entrance hallway leads to the principle reception rooms, the study, cloakroom and the kitchen/breakfast room. The lounge features a large brick beamed fireplace with multi-fuel burner, the dining room is located to the front and the study incorporates a range of bespoke handmade fitted furniture. The kitchen and breakfast room, which has been refitted, offers a range of painted oak units and built in appliances and the adjoining garden room provides attractive views across the garden with further views of farmland and countryside. A utility room adjoins the kitchen with space for appliances.

On the first floor, a good size landing area leads to four bedrooms. Bedroom One offers a range of 'His and Hers' double wardrobes and ensuite facilities. Bedroom two incorporates a fitted wardrobe and ensuite shower room. There is a family bathroom and two further bedrooms. The bathroom and ensuite rooms have benefitted from major upgrades and are stylish and contemporary. The rear garden sits on an overall plot of around 0.2 acres. The overall plot is around 0.33 acres.

Front garden. An area of lawn and parking for several vehicles. Double garage, pitched roof that provides additional storage.



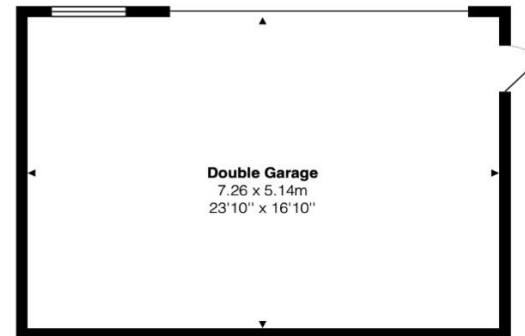
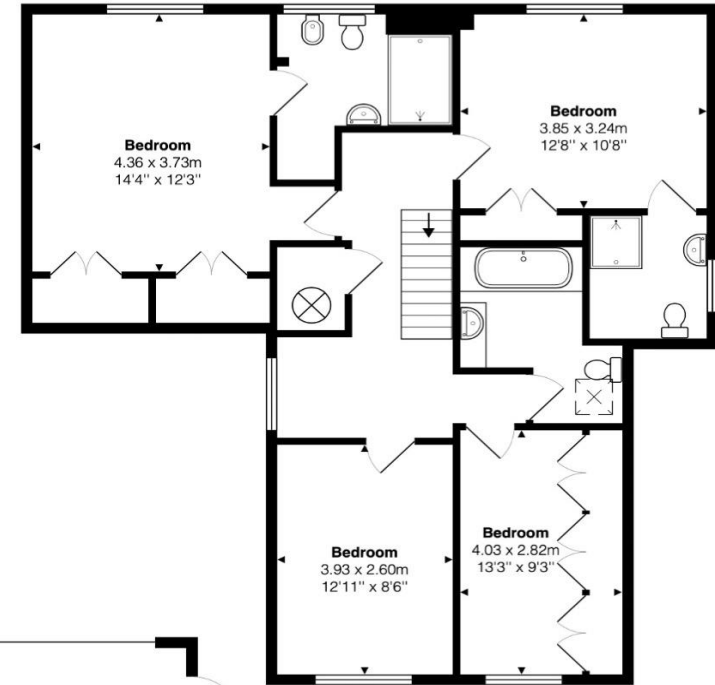
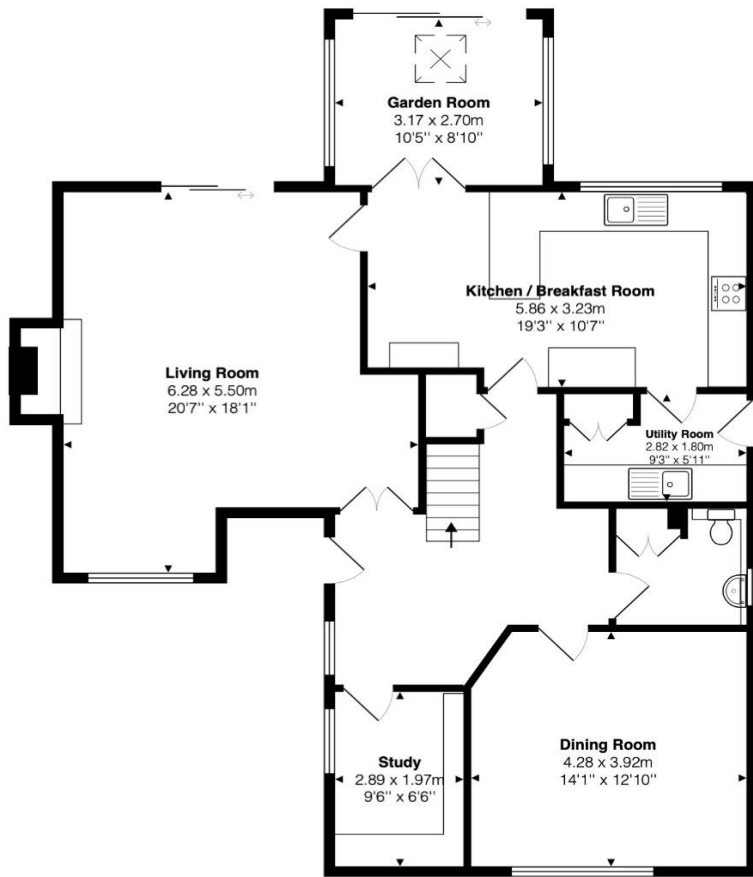












The approximate total area for the elements of the property represented on the floorplan is 231 SqM (2486 Sq.Ft) Incl Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements