



Ashby Court, Drayton, OX14 4FF



2 Ashby Court, Marcham Road, Drayton, OX14 4FF

Introducing this impeccably presented 4 bedroom link-detached home, located in the heart of Drayton Village. The spacious kitchen with dining area is ideal for entertaining, while the large lounge provides a relaxing space with views of the garden. The driveway offers plenty of parking, alongside a convenient attached garage. The master bedroom features an en-suite bathroom, and the three additional bedrooms are all generously sized. Outside, the private, well-established garden provides a peaceful retreat for outdoor living. With modern features such as solar panels, the property supports sustainable living. Situated on a quiet no through road, residents will enjoy the privacy and tranquillity of this highly desirable location.

- **Master Bedroom with En Suite**
- **3 further Bedrooms**
- **Large Kitchen with dining area**
- **Driveway with parking for multiple cars**
- **Garage**
- **Well-established private Garden**
- **Solar Panel System**
- **Gas Central Heating**



**Directions from our Offices:**

Exit Bath Street and proceed into the left lane, following signs towards Ock Street for approximately 0.5 miles. At the double roundabout, take the first exit onto the B4017, heading toward Drayton. Continue for approximately 2.5 miles. Turn right into Hilliat Fields, then take the first left at the end of the road. Follow Hilliat Fields to its end and turn left onto Marcham Road. Continue along Marcham Road, and 2 Ashby Court will be on your right-hand side.

Rooms:

Lounge: 5.46m x 4.42m (17' 11" x 14' 6")

Kitchen: 2.72m x 5.89m (8' 11" x 19' 4")

Utility Room: 2.21m x 1.83m (7' 3" x 6' 0")

W.C.: 1.47m x 0.99m (4' 10" x 3' 3")

Master Bedroom: 3.00m x 5.21m (9' 10" x 17' 1") **En-Suite:** 1.68m x 1.55m (5' 6" x 5' 1")

Bedroom 2: 3.00m x 4.62m (9' 10" x 15' 2")

Bedroom 3: 2.31m x 4.60m (7' 7" x 15' 1")

Bedroom 4: 2.29m x 4.50m (7' 6" x 14' 9")

Bathroom: 1.68m x 2.06m (5' 6" x 6' 9")

**Key information:**

Council Tax band: E

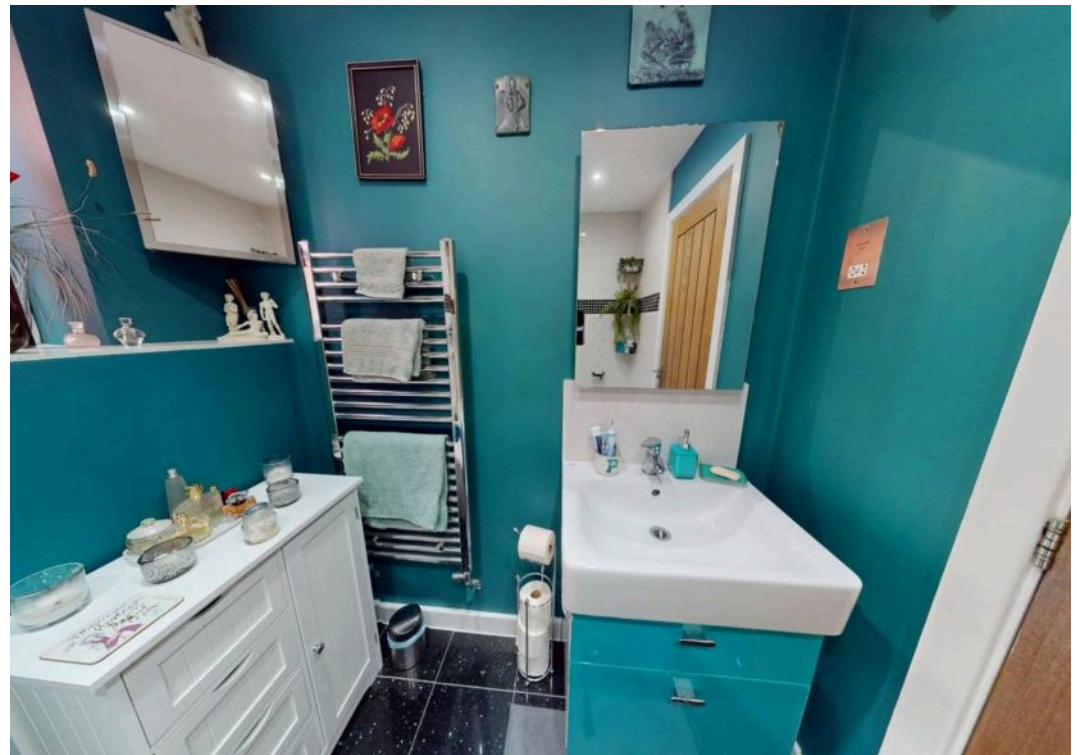
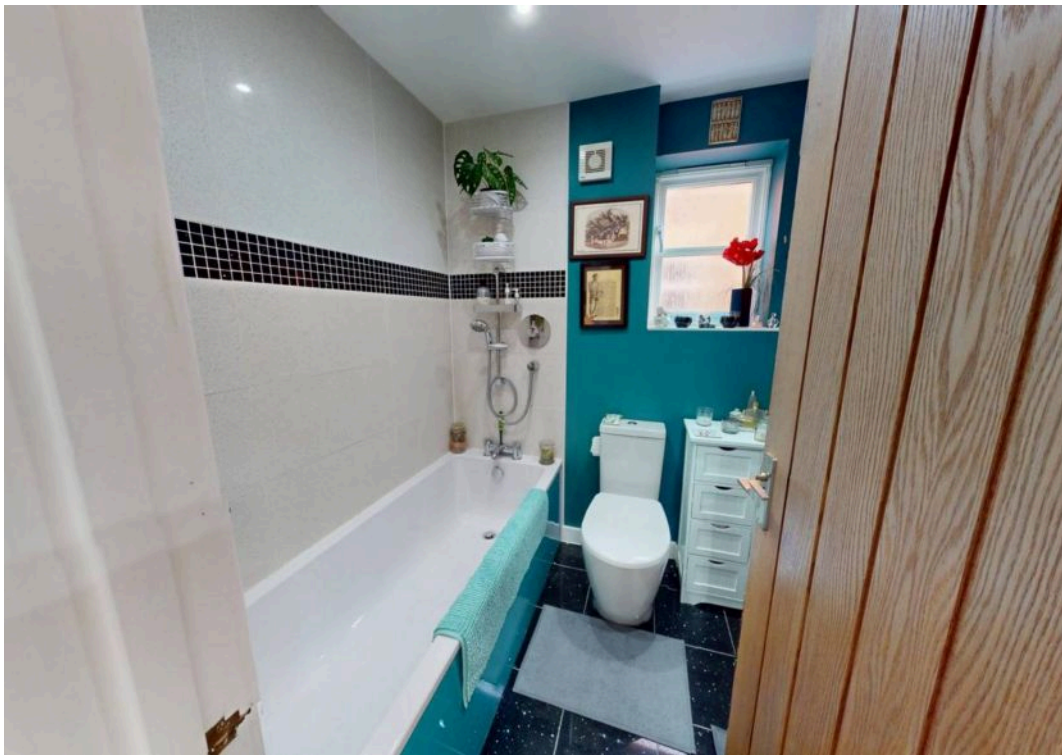
Tenure: Freehold

EPC Energy Efficiency Rating: B

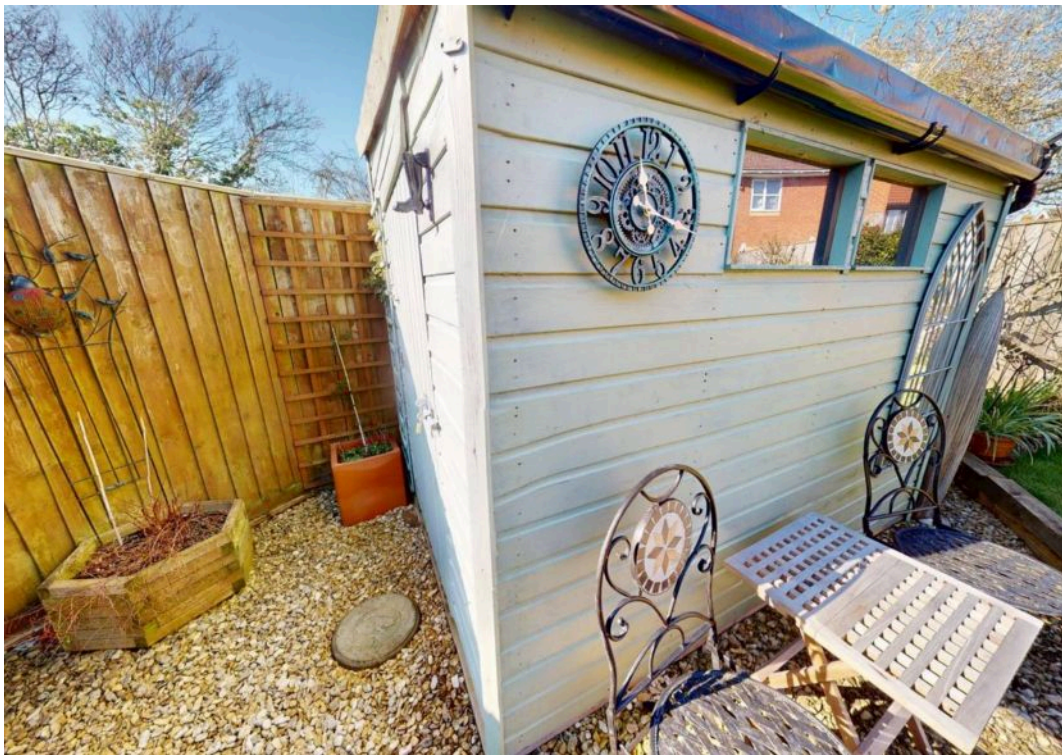
EPC Environmental Impact Rating: B

For further information please feel free to contact us on 01235 553376 or email info@oxest.co.uk









Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance

Property Features:

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 87% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Heating this property

Estimated energy needed in this property is:

- 6,847 kWh per year for heating
- 2,495 kWh per year for hot water

2 Ashby Court
Marcham Road
Drayton
ABINGDON
OX14 4FF

Energy rating

B

Certificate number

9349-2812-7027-9425-8911

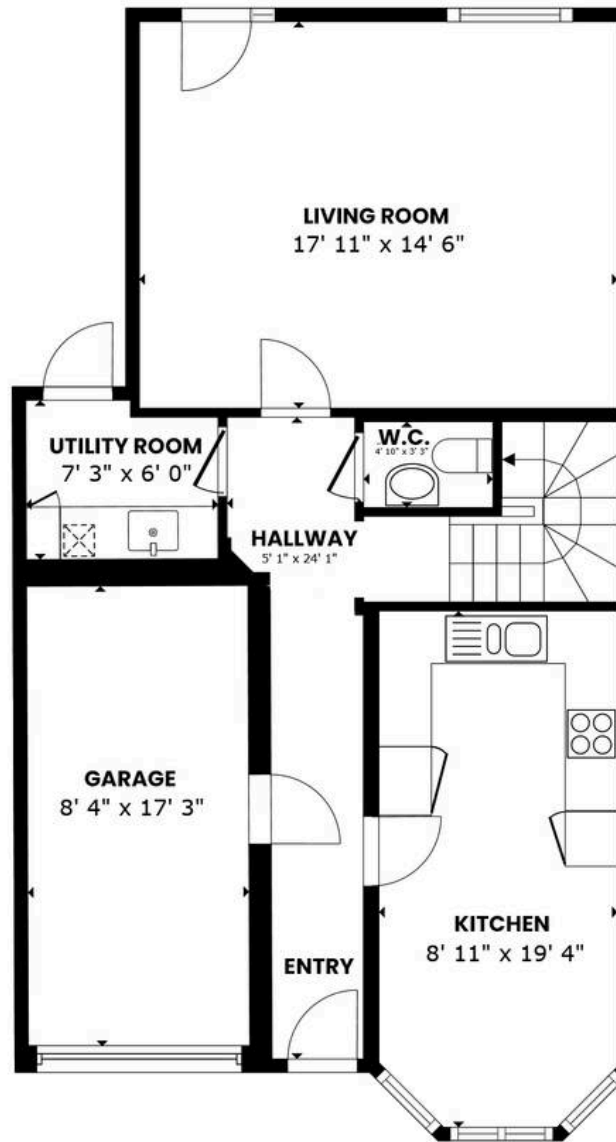
Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics





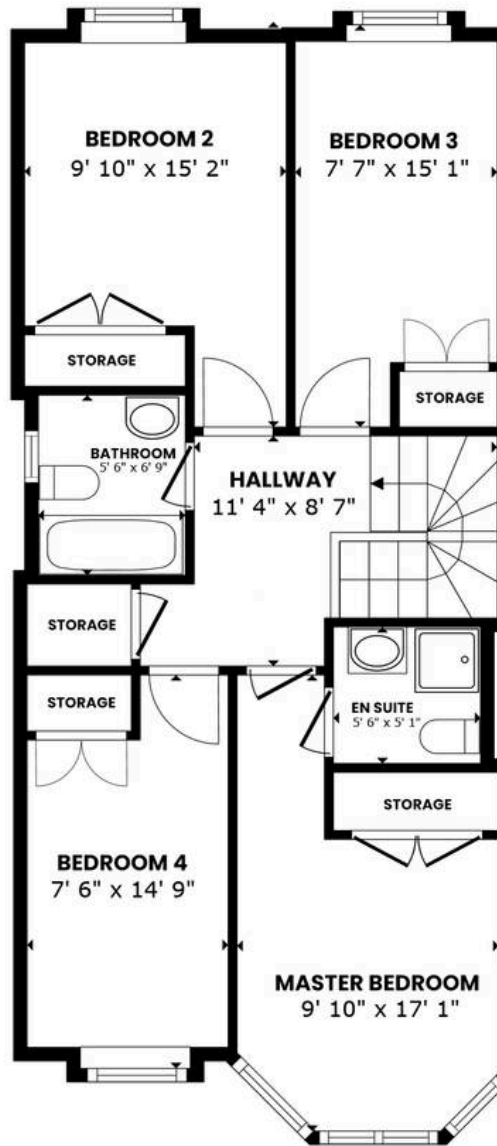


FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 668 sq.ft. FLOOR 2 692 sq.ft.
 EXCLUDED AREAS : GARAGE 143 sq.ft.
 TOTAL : 1,360 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 668 sq.ft. FLOOR 2 692 sq.ft.
 EXCLUDED AREAS : GARAGE 143 sq.ft.
 TOTAL : 1,360 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

