

INIGO



The Old Farmhouse

DRAYTON, OXFORDSHIRE

£1,300,000 FREEHOLD

Dating to the mid-17th century, this Grade II-listed house lies in the tranquil village of Drayton, Oxfordshire. Inside, timber beams, exposed stone and textured brickwork hint at the house's long past. A clever juxtaposition, the contemporary, glass-bound sitting room juts out into the garden, immersing itself in the surrounding leafiness. The pretty town of Abingdon is a short drive away, while London is easily accessed via train; services take around 40 minutes from Didcot Parkway.

Setting the Scene

Drayton village dates from the 11th century, and was primarily agricultural for many years. The village was once known for its walnuts, with many beautiful walnut-bearing trees still standing at Millennium Green, just a short walk from the house.

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This timber-framed house dates from the mid-1600s, with later additions in the early 19th century. Inside, original timber beams thought to have been reclaimed from Tudor ships are peppered throughout. In years gone by, The Old Farmhouse was a dairy farm, the land behind it used for grazing cattle.

The Grand Tour

This house's smart white façade is threaded with original timber studs. A cross-gable forms part of the plain-tile roof; hung with scalloped tiles, it has a pretty arched casement window. Elsewhere, window frames have been picked out in sage green to match the front door.

Inside, a welcoming entrance hall with a cast-iron fireplace and exposed brickwork leads to a light-filled sitting room toward the rear of the house, illuminated by full-height glazing on two sides. Bookshelves have been cleverly installed around a cast-iron radiator, and light pours in from above via a large recessed skylight. Bifold doors unfold onto the flourishing garden.

The drawing room sits adjacent. Here, a large bay window floods the space with light and is topped by a striking timber jamb, and a large inglenook fireplace forms a natural centrepiece.

In the kitchen, original timber rafters criss-cross the roof, while a pretty casement window looks out toward the garden. Bespoke cabinetry is fitted with Siemens appliances, and there are three ovens. A granite work surface sits atop a smart peninsula/island, and a series of timber studs creates a partition between the kitchen and the dining area.

A generous study is tucked at the rear of the house, which could also be used as a second sitting room. A utility room and a guest WC can both be accessed from the study.

The first floor is occupied by four generous double bedrooms. The principal bedroom has fitted storage, a fireplace with marble surround, and an en suite shower room. A second bedroom also has built-in wardrobes and an attached shower room. There is also a shared bathroom on this floor with a roll-top bathtub and an additional WC.

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There are three further rooms on the top floor, both with vaulted ceilings supported by timber beams. Two are currently used as studies, the other as a bedroom. A pretty arched casement window adds to the period detailing in the part of the house.

In the garden, there are two outbuildings, one of which is used as a games room but would well befit an annexe or studio, with floor-to-ceiling glass windows and doors, looking out over the garden.

A driveway tucked at the rear provides parking for several vehicles.

The Great Outdoors

A large walled garden wraps the house on both sides, its lawns bordered by an array of perennial plants. A terrace next to the main sitting room provides opportunities for entertaining, and there are additional paved and gravelled areas.

A variety of mature fruit trees are found in the garden, including quince, plum, apple and pear.

Out and About

Drayton is a peaceful village just outside Abingdon, Oxfordshire. It has a convenience store, a pub, a primary school, a golf club and a village hall with a regular programme of classes and events.

The pretty town of Abingdon is approximately a 10-minute drive – or a short bus ride – away. Set on the banks of the River Thames, it has a variety of excellent pubs and restaurants to choose from, including The Nag's Head and the Crown and Thistle, known for its excellent Sunday roasts. For provisions, a Waitrose is conveniently located in the town centre.

The Abbey Gardens is a wonderful spot for an afternoon stroll, and is home to the ruins of the town's original abbey. Abbey Meadows outdoor pool is also close by, and is perfect for a dip during the warmer months.

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A variety of landscapes are within easy reach; to the east, the University of Oxford's Harcourt Arboretum has over 130 acres of rare and exotic trees, while nearby Wittenham Clumps is a local landmark with far-reaching views of the expansive countryside. Slightly further afield, the Chiltern Hills are home to the wonderful Garsington Opera and many fantastic walking routes.

The dreaming spires of Oxford are 25 minutes' drive away. Here, a wealth of cultural pursuits await; the Ashmolean (Britain's first public museum), the Pitt Rivers Museum, the Weston Library, Christ Church Picture Gallery and Modern Art Oxford are well worth the visit. Objects of Use is a beautifully curated shop, and there are some wonderful delis and coffee shops. Dining out at Gee's is always a treat - set in an atmospheric greenhouse, it serves a delicious menu year-round.

There are schools locally, including Drayton Community Primary, Aureus Primary, Abingdon Prep and Abingdon.

Didcot Parkway rail station is a 12-minute drive away, with direct trains running to London Paddington in 40 minutes.

Council Tax Band: G

For more inspiration, why not look to The Modern House's guide to Oxford

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.