



39 North Street, Marcham, OX13 6NQ

Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

As you approach the property you'll notice plenty of off-road parking available and access to both sides of this impressive and manicured wrap-around garden. The property harmoniously provides indoor/outdoor living with the pairing of the bi-fold doors and the glass veranda canopy perfect for sunny days and entertaining friends and family.

Upon entering you're greeted by a bright and spacious hallway leading to all rooms including a large study/playroom/5th bedroom a downstairs cloakroom utility space and an open floor plan seamlessly merge with living dining and kitchen areas. The interiors have been rejuvenated with contemporary design elements high-quality fixtures creating a sophisticated yet welcoming ambiance. The kitchen is a great family room boasting state-of-the-art appliances ample storage and a stylish island for culinary endeavours. Upstairs are four bedrooms three of which are doubles and one single. All of which are light bright and airy. The property has ample storage with every bedroom having built in cupboards.

Outside is an outbuilding incorporating what is currently being used as a gym/storage but could quite easily be converted to





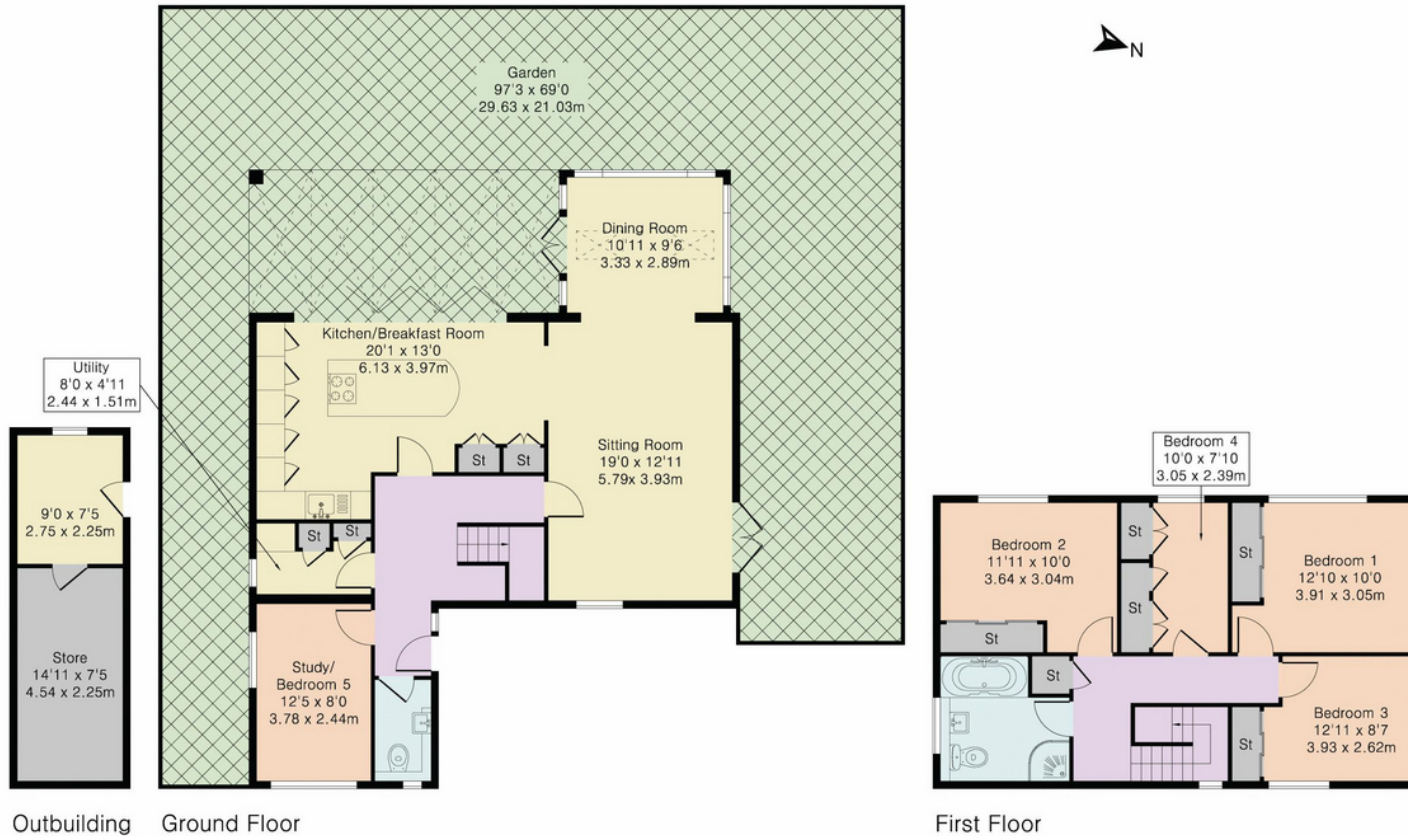
Key Features

- Renovated throughout
- Open Plan Living / Dining
- Superbly fitted kitchen with built in appliances
- Indoor/outdoor living
- Underfloor heating
- Four bedrooms
- Wrap around garden
- Outbuilding with power
- Council Tax Band F
- EPC Rating: D

The Location

Marcham is a well-located medium size village just two miles to the west of Abingdon-on-Thames a thriving historic market town providing comprehensive shopping schooling and recreational amenities. Marcham itself has a community run Post Office/store public house scenic church a Junior School and active community centre. The nearby A34 connects northbound to Oxford and the M40 southbound to the M4. Didcot Parkway (11 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes. Frilford Golf Club is within three miles.

Approximate Gross Internal Area 1737 sq ft – 162 sq m
 Ground Floor Area 912 sq ft – 85 sq m
 First Floor Area 647 sq ft – 60 sq m
 Outbuilding Area 178 sq ft – 17 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
 51 Stert Street, Abingdon
 Oxfordshire, OX14 3JF

T 01235 538000
 E abingdon@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

