



Bakehouse Lane, Marcham, OX13 6FW

Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Beautifully appointed highly individual detached residence of genuine style and substance, set in predominantly walled landscaped gardens, & quietly tucked away in a favoured community village just 2 miles west of Abingdon on Thames. One of a trio of impressive bespoke homes atop an impressive approach. Built approximately 8 years ago to an exacting standard by highly acclaimed local builders Sweetcroft Homes, who have established a distinguished portfolio of high calibre homes in Oxfordshire, with significant emphasis on understated elegance, imaginative contemporary design influences & sustainability. The welcoming demeanour will be immediately evident upon stepping over the threshold to be welcomed by a statement entrance hall, leading to seamlessly flowing circa 1862 sq ft of sumptuous light & airy accommodation. Fabulous, well fitted & equipped kitchen area with separate equally well-appointed utility room. Triple aspect Living room with feature fireplace & Bi-fold doors to south westerly patio/sun terrace; ideal for alfresco dining, or just relaxing. Three king size bedrooms including ground floor master bedroom with dressing room & en-suite shower. The gardens are a delight and reflect the overall quality & well-being of this desirable bespoke home.





Key Features

- Electricity generating photovoltaic roof panels
- Excellent electrical specification throughout
- Hard wired smoke alarms
- Full NACOS approved alarm system
- Council tax band: F
- EPC rating: B
- Gas central heating/underfloor heating ground floor

The Location

Close to the heart of this historic 'community village' just 2 miles west of Abingdon on Thames, which offers a broad range of shopping and recreational amenities, in addition to there being an excellent range of private and state schools catering for all ages.

The nearby A34 connects northbound to Oxford (9 miles) and southbound to the M4. Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes. Golfers – treat yourselves! Frilford Heath Golf Course is within 3 miles and provides three 18-hole championship quality courses.

Thomas Merrifield and their clients give notice that:

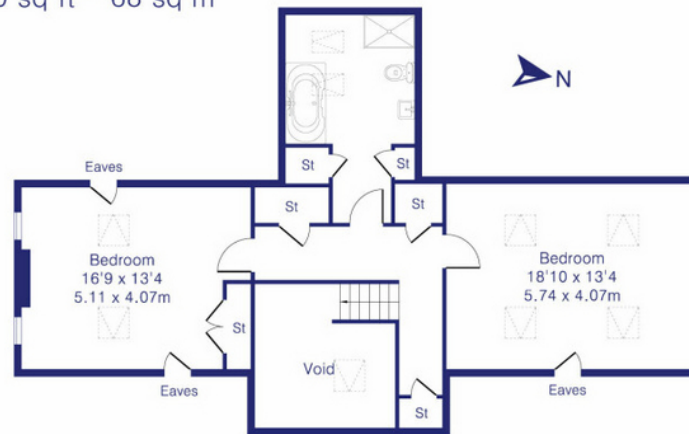
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 1862 sq ft – 173 sq m
Ground Floor Area 1132 sq ft – 105 sq m
First Floor Area 730 sq ft – 68 sq m



Ground Floor



First Floor

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

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

THOMAS
MERRIFIELD
SALES LETTINGS