



Chancel Way, Marcham, OX13 6QB

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the serene village of Marcham, this family home offers a thoughtfully designed layout that combines practicality with comfort. The spacious open-plan kitchen and dining area provides an ideal space for both everyday family life and entertaining guests. Four well-sized bedrooms offer flexibility for various uses, whether as sleeping areas, home offices, or playrooms.

The property benefits from a large private South facing garden, perfect for relaxation, recreation, and gardening, set amidst mature landscaping. Ample parking is provided with a single garage equipped with power and light, along with space for 4-5 additional vehicles, catering to busy households and visitors.





Key Features

- Spacious open-plan kitchen and dining area.
- Four versatile bedrooms for varied uses.
- Single garage with power and light.
- Ample parking for 4-5 additional vehicles.
- Quiet village location in Marcham.
- Close to local amenities, schools, and parks.
- Convenient access to transport links.
- Large private South facing garden.

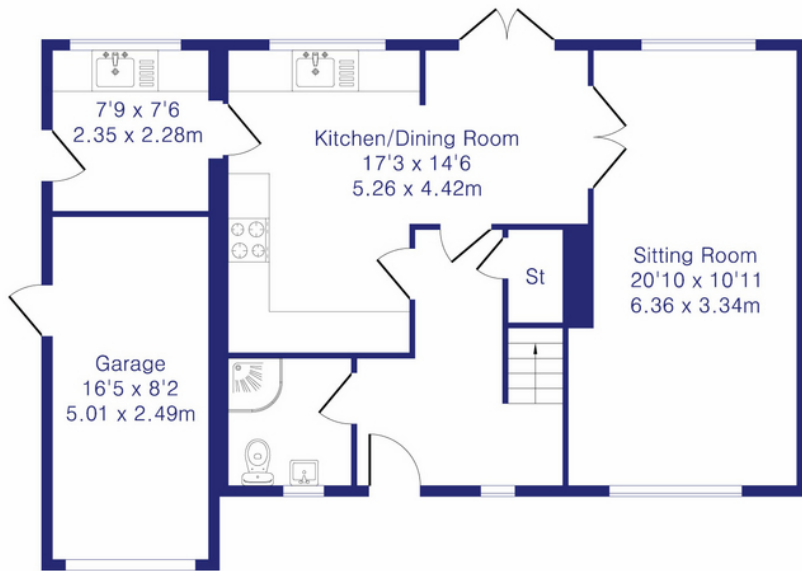
The Location

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.

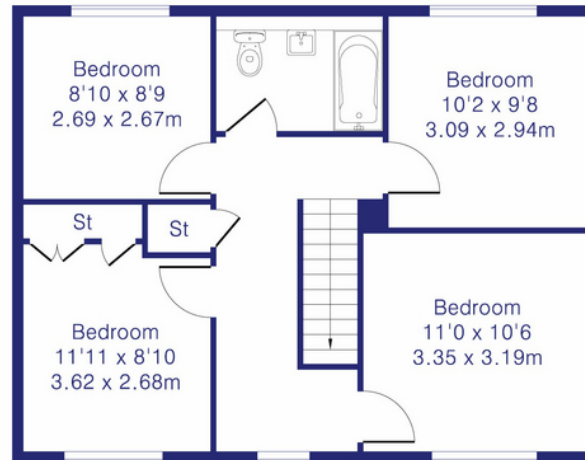
The nearby A34 connects northbound to Oxford (9 miles) and southbound to the M4. Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes. Golfers – treat yourselves! Frilford Heath Golf Course is within 3 miles and provides three 18-hole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



Approximate Gross Internal Area 1340 sq ft – 125 sq m
 Ground Floor Area 771 sq ft – 72 sq m
 First Floor Area 569 sq ft – 53 sq m



Ground Floor



First Floor

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