



Wren Cottage, Marcham, OX13 6NL

Guide Price £370,000 Freehold

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SALES LETTINGS



The Property

A rare opportunity to acquire a superbly presented and meticulously maintained home of real character. With generously proportioned, light accommodation comprising of a charming living room featuring a wood burning stove, exposed beam, and a window overlooking the south facing garden. A door leads to the garden room, a perfect dining space leading through to a utility room and WC. From the garden room you can access the garden/patio area through double doors. The contemporary kitchen/breakfast room has a window into the garden room, beautiful woodblock work surfaces, integral dishwasher, gas hob and electric oven and double ceramic sink. There are generous under stair storage cupboards and cathedral limestone flooring throughout the ground floor adding to the sense of style and quality.

To the first floor are two bedrooms overlooking the garden, both with built in wardrobes/storage space. A re-fitted modern shower room with a large sky light completes the floor.

Externally the property benefits from a mature, pretty, south facing garden offering excellent degrees of privacy.





Key Features

- Two bedrooms
- Living room with wood burning stove
- Fitted kitchen/breakfast room
- Sun room overlooking the garden
- Ground floor WC
- First floor bathroom
- Council Tax Band C
- EPC Rating C

The Location

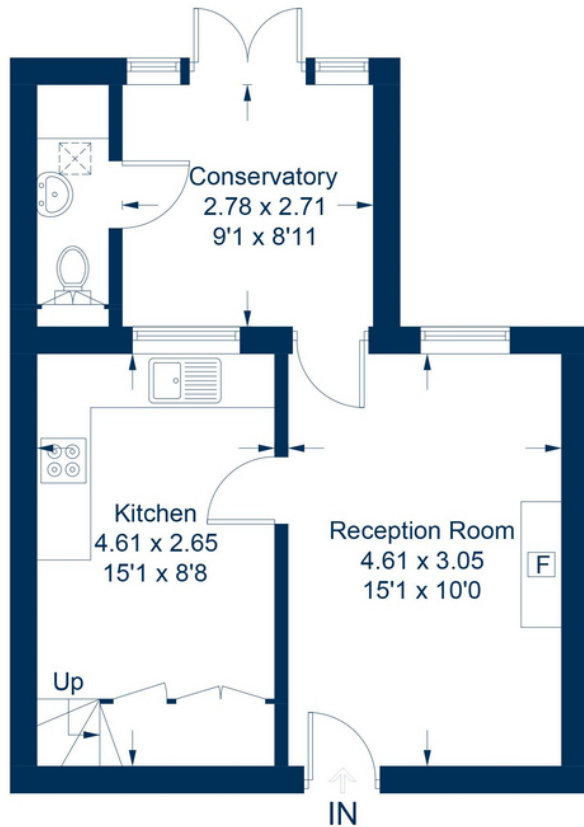
Marcham is a well-located medium size village just two miles to the west of Abingdon-on-Thames a thriving historic market town providing comprehensive shopping schooling and recreational amenities. Marcham itself has a community run Post Office/store public house scenic church a Junior School and active 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.

Thomas Merrifield and their clients give notice that:

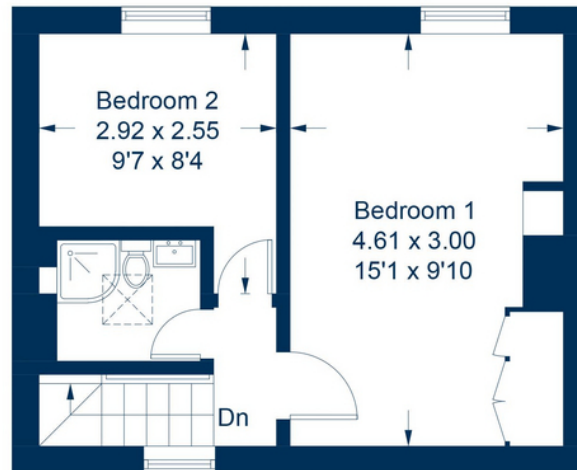
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Approximate Gross Internal Area
Ground Floor = 38.5 sq m / 414 sq ft
First Floor = 26.9 sq m / 289 sq ft
Total = 65.4 sq m / 703 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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