



Harding Way, Marcham, OX13 6FJ  
£465,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A superior 3 double bedroom link detached house of considerable prominence and distinction, providing a fabulous master bedroom with en-suite, garaging, lovely rear gardens with leafy backdrop, and much more besides. In a tree lined no through road, comprising an eclectic range of architecturally appealing family homes.

Built approximately 8 years ago by Vanderbilt Homes, who have established a highly praised and fully justified reputation for innovative designs and high-level specification, evidenced by higher than average interior ceiling heights to convey a very evident sense of distinction, complimented by heavy duty panelled interior doors and contemporary styled skirting boards and architraves. Stylish sanitary ware and complimentary wall tiles, an excellent electrical specification, well fitted and equipped kitchen/dining room, pleasing décor and sizeable living room leading onto the generous rear garden patio, offering a high degree of privacy and ideal for alfresco dining.







## Key Features

- Gas central heating to radiators
- Double glazed windows
- Modest Estate Management charge (approx. £350 per annum)
- Council tax band: D
- EPC Rating: B

## The Location

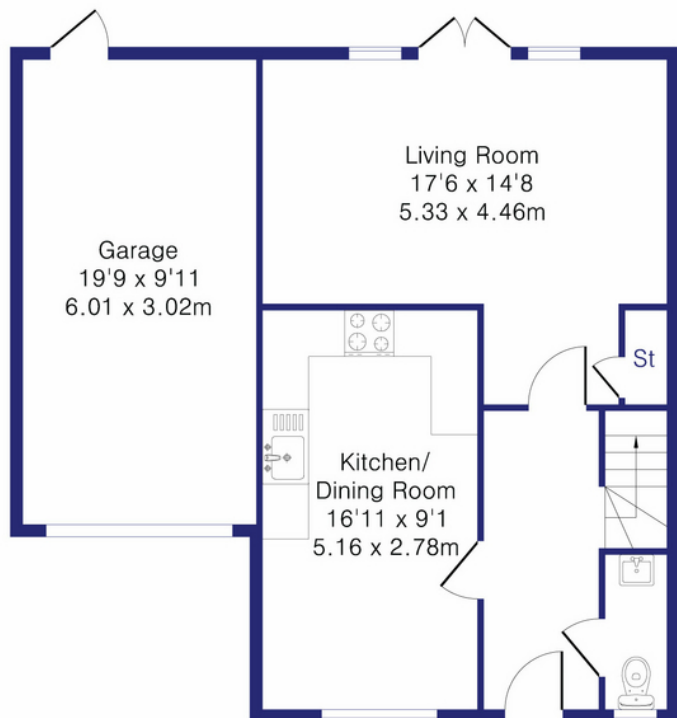
Situated on a no through Road within this medium size village, with a cricket green & community centre at its heart, in addition to Post Office/store, public house, church, Primary School, & regular public transport service. Surrounded by delightful countryside but by no means isolated; being just 2 miles to the west of Abingdon, providing comprehensive, shopping, schooling and recreational amenities. The A34 is within 1.5 miles connecting northbound to Oxford (8 miles) and the M40, southbound to the M4. For commuters, Didcot is approx. 9 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes. For golfers, Frilford Heath Golf Club is within 3 miles and provides three 18-hole Championship quality courses.



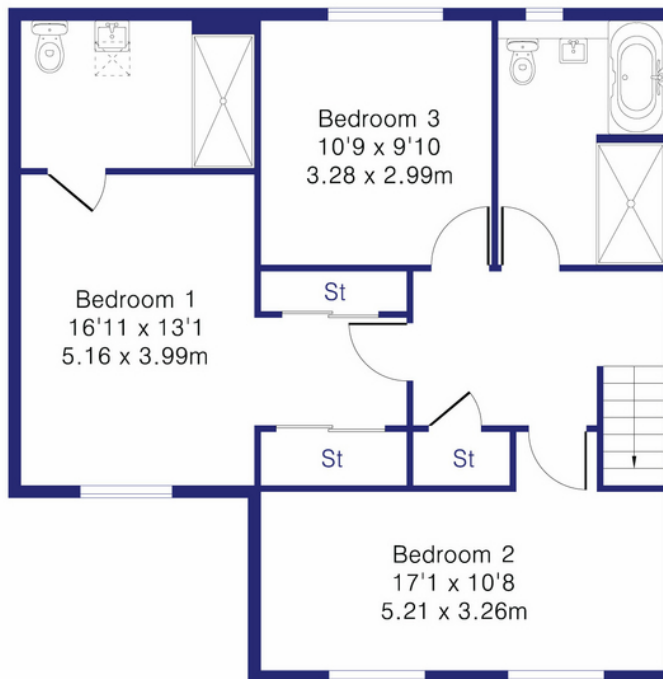
## Approximate Gross Internal Area 1346 sq ft - 126 sq m

Ground Floor Area 673 sq ft – 63 sq m

First Floor Area 673 sq ft – 63 sq m



Ground Floor



First Floor



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.



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