



Thame Lane, Culham, OX14 3DS

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Being offered end of chain, and situated in a sought-after location backing directly onto the Europa School, Thame Lane offers extensive living accommodation with a versatile layout.

On the ground floor, the property comprises a hallway, a versatile study/extra reception room, and a large dining room. The lounge features striking exposed brickwork, creating a distinctive focal point within the generous living space. The kitchen/dining room offers a functional layout and the conservatory provides additional flexibility, while a cloakroom completes the ground floor. Upstairs, the property offers four well-sized double bedrooms, each equipped with built-in wardrobes. A shower room and a separate family bathroom provide essential facilities, while the loft space offers additional storage options.

Externally, the property is approached via a gated driveway with ample parking for multiple vehicles. The rear garden is private and well-established, backing directly onto the Europa School. This property offers the potential to renovate and is a blank canvas for those looking to put their mark on a property.





Key Features

- Sought-after location
- Extensive living accommodation
- Ground-floor versatility
- End of chain
- Ample off-road parking
- Private rear garden
- Four double bedrooms with storage
- Two bathrooms
- EPC Rating: E
- Council Tax Band: F

The Location

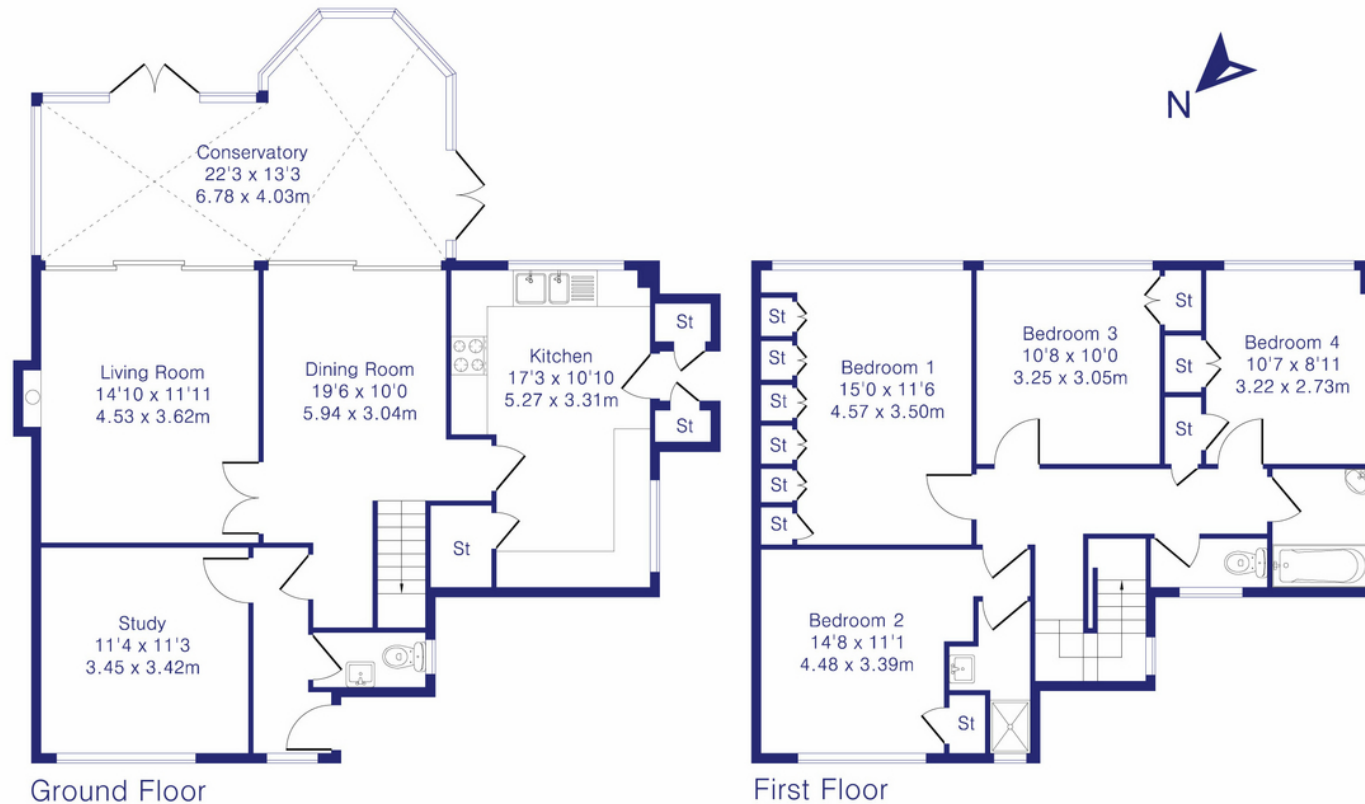
Culham is a charming Oxfordshire village known for its peaceful rural setting and excellent connectivity. Located just 10 minutes from Abingdon, 15 minutes from Didcot, and 20 minutes from Oxford, it offers convenient access to nearby towns and cities. With its own train station providing services to London and the South coast.



Approximate Gross Internal Area 1739 sq ft - 162 sq m

Ground Floor Area 999 sq ft – 93 sq m

First Floor Area 740 sq ft – 69 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.

