



Packhorse Lane, Marcham, OX13 6NT

Guide Price £795,000 Freehold

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SALES LETTINGS





The Property

Coming to the market completely end of chain & situated in the centre of Marcham, this attractive detached property offers over 2,750 sq ft of well-proportioned living space, combining period character with a generous layout ideal for family life. Originally built in the 1800s and later extended, the house sits within mature wraparound gardens and benefits from a private driveway, accessed via a shared entrance.

The ground floor features two spacious reception rooms, including an impressive main living room, a separate sitting room, and a dining room. There is also a dedicated study, a practical utility room, a cloakroom, and a well-sized kitchen positioned at the heart of the home.

Upstairs, there are four double bedrooms and one large single. The principal bedroom includes built-in storage and an en-suite shower room, while the remaining rooms are served by a family bathroom. The house offers excellent storage throughout, including fitted cupboards, under-stairs space, and loft access.

Outside, the wraparound garden is well-established and offers a good degree of privacy, with lawned areas, mature planting, and space to relax or entertain. A detached garage sits to the side, with additional parking available on the private driveway.



Material information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & a single garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Restrictive Covenants: Not aware of any.
- Building Safety / Planning Issues: None known.



Key Features

- Detached property with wrap around garden
- Ample and versatile accommodation
- Heart of March village
- End of chain
- Private driveway, through shared entrance
- Four double bedrooms, one single
- Brilliant sized utility room
- EPC Rating: D
- Council Tax Band: F



The Location

This is a rare opportunity to acquire a substantial period home in a quiet yet well-connected village location, offering space, privacy, and plenty of potential.

Marcham is a well-connected and sought-after village located just two miles west of Abingdon and approximately ten miles south of Oxford. The village offers a range of amenities including a primary school, village shop, pub, and community centre, along with easy access to beautiful countryside and walking routes.

For commuters, Marcham is conveniently positioned with excellent road links via the A34, providing quick access to Oxford, Didcot, and the M4. Didcot Parkway railway station, around a 20-minute drive away, offers regular fast services to London Paddington and other major destinations.

The nearby market town of Abingdon offers a wider range of shops, supermarkets, restaurants, and secondary schools, while Oxford provides extensive cultural, educational, and retail facilities.



Marcham combines the charm of rural village life with the convenience of strong transport links and access to larger towns and cities, making it an ideal location for families and professionals alike.

Approximate Gross Internal Area 2757 sq ft - 256 sq m

Ground Floor Area 1357 sq ft – 126 sq m

First Floor Area 1161 sq ft – 108 sq m

Garage Area 239 sq ft – 22 sq m



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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