



Pointer Place, Marcham, OX13 6FQ

Guide Price £895,000 Freehold

THOMAS
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SALES LETTINGS





The Property

An exceptional 4 bedroom detached family home nestled at the head of a quiet no through road, with an extremely pleasant direct outlook to the rear over fields, within the sought after village of Marcham.

Built approximately 7 years ago, this well designed home, combines modern living with flexible and spacious accommodation with an extremely pleasant outlook to the rear over fields.

The ground floor offers an exceptional layout designed for modern living. Step into a welcoming entrance hall, leading to a generous 20'5 x 13'10 living room with double doors opening onto the rear garden. There is a separate utility room, cloakroom, and a versatile study—ideal for home working.

At the heart of the home is a stunning 26'3 x 18'11 open-plan kitchen/dining/family area, beautifully appointed with integrated appliances and doors opening onto the garden.

Upstairs, the four generously proportioned bedrooms are thoughtfully arranged around a spacious central landing. Three of the bedrooms benefit from built-in wardrobes, offering ample storage, and two of them enjoy the convenience of private en-suite shower rooms, finished to a high standard with modern fittings. A well-appointed family bathroom serves the remaining bedrooms.

The garden is private and beautifully maintained, backing directly onto open fields, and to the front of the house is a detached double garage with light and power, with a driveway providing secure off road parking for several vehicles.





Key Features

- • Exceptional 4 bed detached home in quiet no-through road
- • Built 7 years ago with remainder of 10-year NHBC warranty
- • Spacious 26' x 19' open-plan kitchen/dining/family room
- • 4 generous bedrooms, 3 with built in wardrobes, and 2 with en-suites
- • Private rear garden backing onto fields
- • Detached double garage & driveway parking
- • Gas central heating and double glazed windows
- • EPC Rating: B
- • Estate Charge £1,115 per annum



The Location

Marcham is a well-connected and sought after village located just 2 miles west of Abingdon and within easy reach 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. There are further excellent local and independent schools within easy reach of the village.

For commuters, Marcham is conveniently positioned with excellent road links via the A34, providing quick and easy access to Oxford,, Didcot and the M4 and M40.

Didcot Parkway railway station, approximately a 20-minute drive away, offers regular mainline services to London Paddington in as little as 36 minutes.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- Broadband Coverage: Standard, Superfast and Ultrafast speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

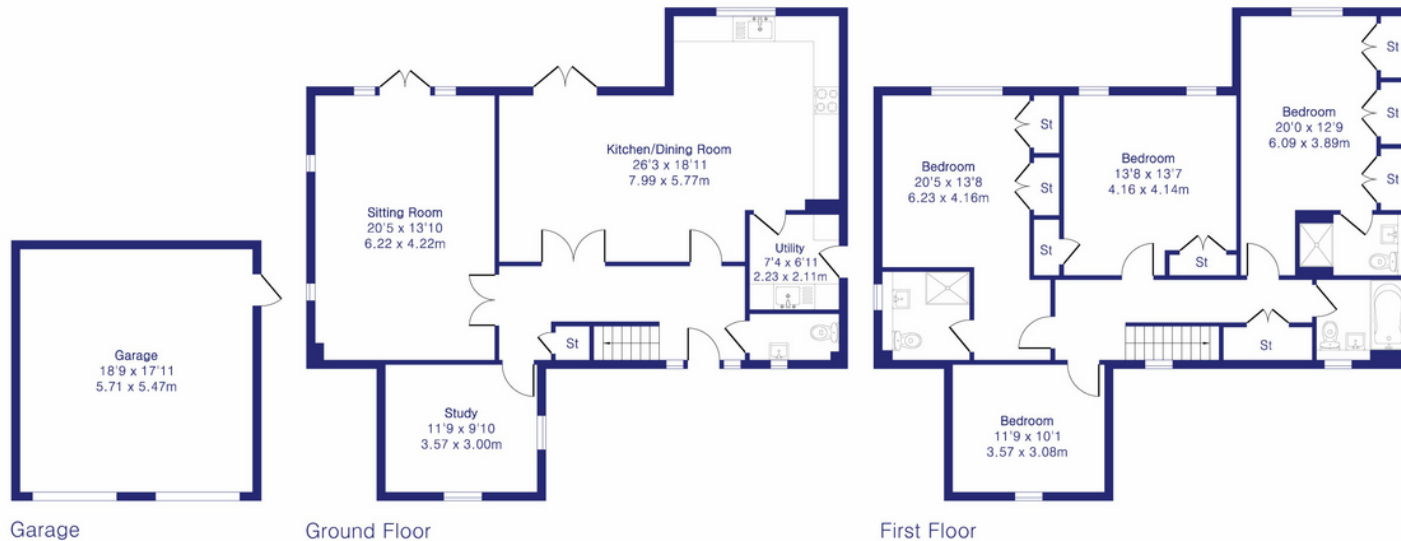


Approximate Gross Internal Area 2378 sq ft - 221 sq m

Ground Floor Area 1021 sq ft – 95 sq m

First Floor Area 1021 sq ft – 95 sq m

Garage Area 336 sq ft – 31 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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