



Packhorse Lane, Marcham, OX13 6NT

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

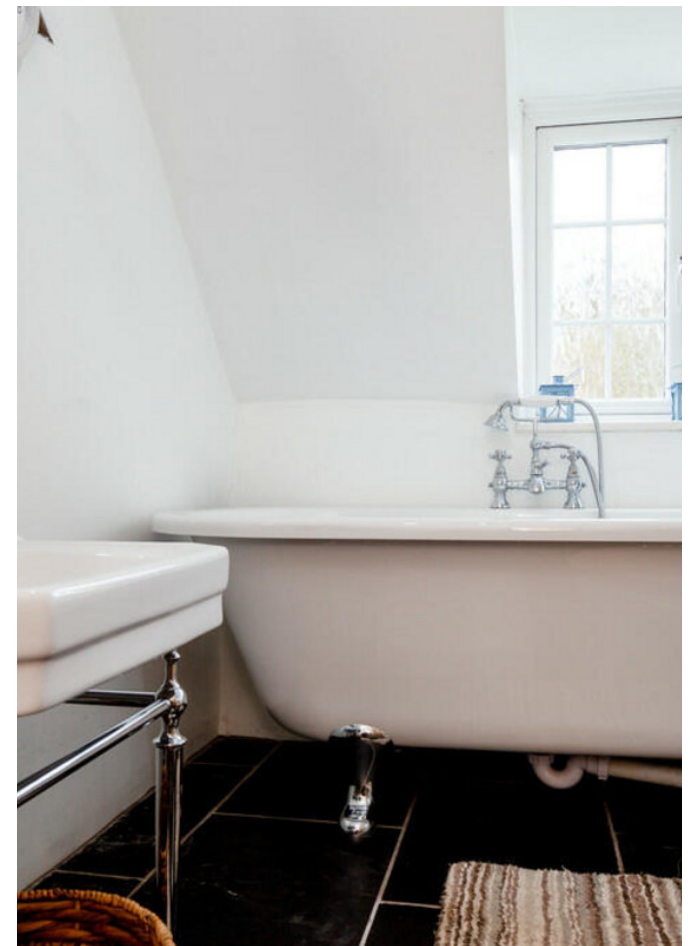
Packhorse Cottage is a charming early 17th-century stone home brimming with character and period appeal. Thoughtfully extended on the ground floor, the highlight is a beautiful orangery that floods the space with natural light and enjoys views over the garden.

The accommodation is versatile and well-proportioned, comprising an entrance porch, a country-style kitchen opening into the orangery, a cosy living room featuring a fireplace and wood-burning stove, a ground floor wet room, and a double bedroom or home office. Upstairs, there are two further bedrooms and a family bathroom.

Outside, the mature garden wraps around the property, offering both privacy and a peaceful setting, complete with a grill cabin—ideal for entertaining. The driveway provides off-road parking for two vehicles.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband 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: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





Key Features

- Three Bedrooms
- Ground Floor Wet Room
- First Floor Family Bathroom
- Stunning Orangery
- Feature Fireplace with Wood Burner
- Driveway Parking for Two Vehicles
- Gas Central Heating
- Garden Grill Cabin
- EPC Rating D - Council Tax Band D



The Location

Nestled in the picturesque valley of the River Ock, Marcham is a historic village first recorded in 965 and later mentioned in the Domesday Book of 1086 as part of the Abingdon Abbey estate. Today, Marcham is a thriving community that blends village charm with modern convenience. Local amenities include a pre-school, a well-regarded primary school, a church, post office and village shop, pub, and the recently built village hall with upgraded sports pitches and MUGA facilities (completed April 2018).

The village is ideally located for leisure and recreation, with Frilford Heath Golf Club approximately 1.8 miles away and Millets Farm Centre just 2.1 miles. The nearby market town of Abingdon offers a wider range of shops, restaurants, and services, while excellent educational options can be found in both Abingdon and Oxford.

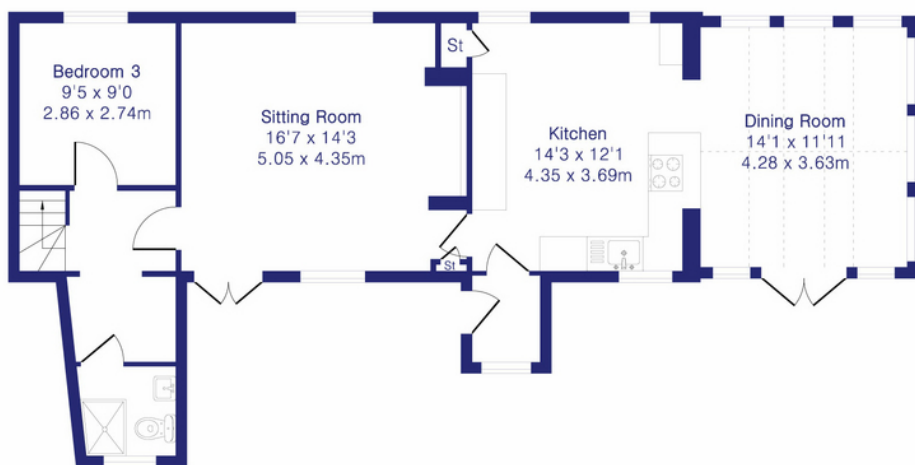
Marcham enjoys strong transport connections: the A34 provides swift access to the M40 and M4 motorways, and Didcot Parkway (approx. 8 miles) offers a regular fast service to London Paddington. Oxford Parkway (approx. 13.9 miles) provides access to London Marylebone in about an hour. Local rail stations at Radley and Culham also serve the area, making Marcham exceptionally well connected.



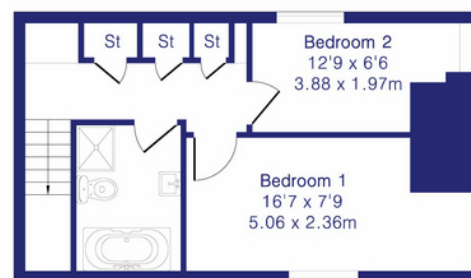
Approximate Gross Internal Area 1174 sq ft - 109 sq m

Ground Floor Area 806 sq ft – 75 sq m

First Floor Area 368 sq ft – 34 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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