



26 North Street, Abingdon, OX13 6NG

Guide Price £400,000 Freehold

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SALES LETTINGS



The Property

A charming and spacious three-bedroom semi-detached home located in the heart of Marcham, just a short drive from Abingdon. This attractive stone-fronted property offers a generous internal layout of approximately 930 sq ft (86 sq m) and features a well-balanced blend of modern comfort and traditional character.

On the ground floor, the property includes a spacious dual-aspect living/dining room extending over 23 feet, a fitted kitchen, and useful storage space under the stairs. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and additional storage cupboards throughout.

Outside, the property benefits from a good-sized rear garden—ideal for families or entertaining—along with off-street parking and a garage to the rear.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- 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

- Attractive stone three-bedroom semi-detached home
- Spacious 23ft dual-aspect living/dining room
- Modern fitted kitchen with garden access
- Three well-proportioned bedrooms and family shower room
- Generous rear garden, ideal for families or entertaining
- Off-street parking and garage to the rear
- Central village location with easy access to Abingdon and Oxford
- EPC Rating D - Council Tax Band D

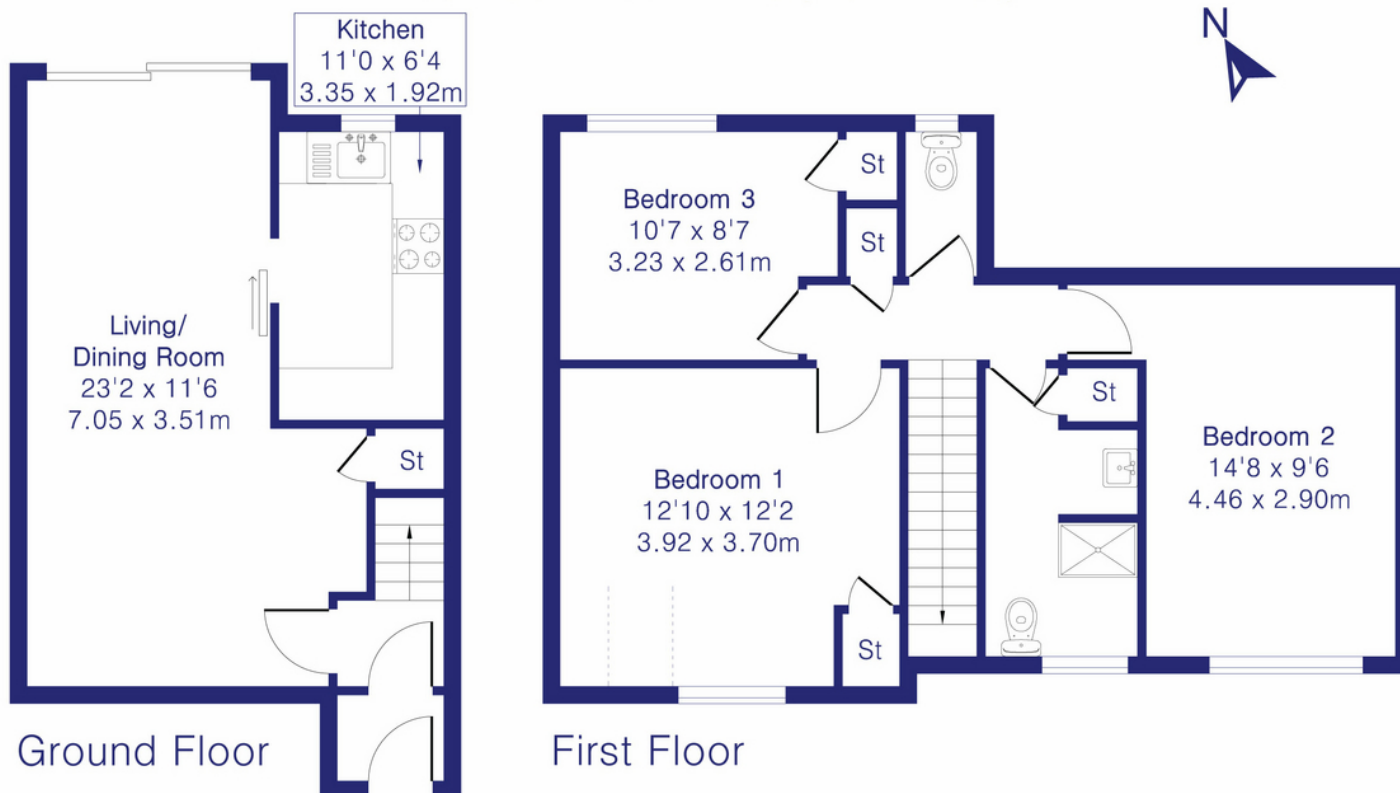
The Location

Marcham is a desirable and well-connected village just west of Abingdon, offering a peaceful rural setting with excellent access to nearby towns and commuter links. The village benefits from a strong sense of community, a popular primary school, village shop, pub, and regular bus services. Surrounded by countryside yet only a short drive from Abingdon and within easy reach of Oxford and the A34, Marcham is ideal for families and professionals alike.

Approximate Gross Internal Area 930 sq ft - 86 sq m

Ground Floor Area 370 sq ft – 34 sq m

First Floor Area 560 sq ft – 52 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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