



Harding Way, Abingdon, OX13 6FJ

Guide Price £350,000 Freehold

THOMAS  
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SALES LETTINGS



# The Property



## Ground Floor

The ground floor features a bright sitting room that serves as a comfortable main living area. At the rear, the high-specification kitchen/breakfast room is fitted with modern gloss cabinetry and integrated appliances, with enough space for a full dining set. A practical cloakroom and under-stairs storage are also located on this level.

## First Floor

The first floor provides two well-proportioned double bedrooms that are notably larger than those found in standard modern developments. The primary bedroom spans the front of the house, while the second bedroom offers a versatile layout suitable for guests or a nursery. Both are served by a contemporary family bathroom finished with clean tiling and a shower-over-bath.

## Externals

Positioned on a quiet no-through road, the property overlooks a village green to the front and mature woodland to the rear. The exterior includes a low-maintenance front garden and a private, enclosed rear garden with a lawn and patio area. Off-road tandem parking for two vehicles is situated directly alongside the house.



## Key Features

- Location: Situated on a quiet no-through road.
- Outlook: Overlooks a green to the front and mature trees to the rear.
- Condition: Recent build in excellent condition and larger than average for its type.
- Kitchen: High-specification kitchen/breakfast room with integrated appliances.
- Bedrooms: Two double bedrooms; primary bedroom exceeds 15ft in width.
- Garden: Enclosed rear garden with lawn and patio.
- Parking: Tandem off-road parking for two cars adjacent to the property.
- Connectivity: Village location in Marcham with quick access to the A34 and Abingdon.
- EPC Rating B - Council Tax Band C



## The Location

Harding Way is located in the sought-after village of Marcham, just 2 miles west of Abingdon-on-Thames. The village offers a strong community feel with amenities including a community-run shop and post office, the modern Marcham Centre with its village hall and sports pitches, and All Saints' Church.

Families are well-served by Marcham C of E Primary School, a thriving school in the heart of the village. For secondary education, the property typically falls within the catchment for John Mason School in Abingdon.

The location is ideal for commuters, with easy access to the A34 (1.5 miles) for travel to Oxford (8 miles) and the M4. Excellent public transport links provide regular bus services to Abingdon, Oxford, and Wantage, while Didcot Parkway (9 miles) offers direct rail connections to London Paddington.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway parking for 2 vehicles.
- 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: None known.



## Approximate Gross Internal Area 876 sq ft - 82 sq m

Ground Floor Area 438 sq ft - 41 sq m

First Floor Area 438 sq ft - 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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