



3 Barrow Close, Marcham, OX13 6TY

£3,500 Per Month - 15th July 2024.

- Spacious detached home over two floors.
- Bright family room with bi-fold doors and roof lantern.
- Master suite has dressing room and en-suite.
- 28 solar panels generating 9.66Wp with solar edge inverters and optimisers
- Large sitting room with wood-burning stove and bay window.
- Additional space with bi-fold doors and heated resistance pool.
- Ample driveway parking & oversized garage.
- Modern kitchen with island breakfast bar and utility room.
- Four double bedrooms with generous landing.
- Landscaped garden with play park, terrace, gazebo, and BBQ area.

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Barrow Close offers a generously proportioned detached residence with versatile, spacious accommodation over two floors. The property features a large double-aspect sitting room with a wood-burning stove and bay window, a study, WC, and ample storage within the entrance hall. The palatial social kitchen/lifestyle room forms the heart of the home with a contemporary fitted kitchen, island breakfast bar, and a separate utility room. The kitchen flows seamlessly into the light-filled family room, featuring bi-folding doors to the rear terrace and a striking roof lantern. Adjacent is a 22' wide space with bi-folding doors to the garden, currently housing a heated resistance pool for year-round use. The first floor boasts four double bedrooms around a generous landing. The master suite includes a dressing room, a full bank of wardrobes, and a large en-suite shower room. The guest bedroom also has an en-suite shower room, and a modern family bathroom completes the floor. Externally, the property offers ample driveway parking, and an oversized garage. The landscaped rear gardens feature a children's play park, a porcelain-paved terrace with a built-in gazebo, and a BBQ area. Barrow Close is an ideal family home, overlooking the village playing fields in this sought-after Oxfordshire village. Marcham is a well-located village, two miles west of Abingdon-on-Thames, a historic market town with comprehensive amenities. Marcham offers a community-run Post Office/store, a public house, a scenic church, a junior school, and an active community centre. The nearby A34 connects to Oxford, the M40, and the M4. Didcot Parkway (11 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes. Frilford Golf Club is within three miles.



Council Tax Band: G

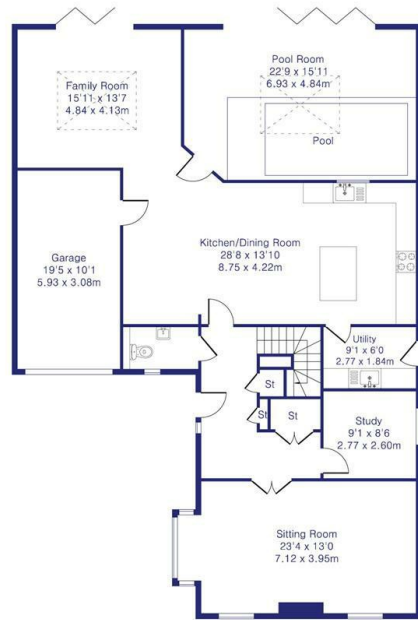








Approximate Gross Internal Area 2786 sq ft – 259 sq m
 Ground Floor Area 1817 sq ft – 169 sq m
 First Floor Area 969 sq ft – 90 sq m



Ground Floor



First Floor



Directions

Viewings

Viewings by arrangement only. Call 01235 554950 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	