



THOMAS
MERRIFIELD
SALES LETTINGS

21 The Green
Marsh Baldon, OX44 9LJ

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A spacious period three bedroom semi-detached house situated in this sought after position on the green in Marsh Baldon. No Onward Chain.

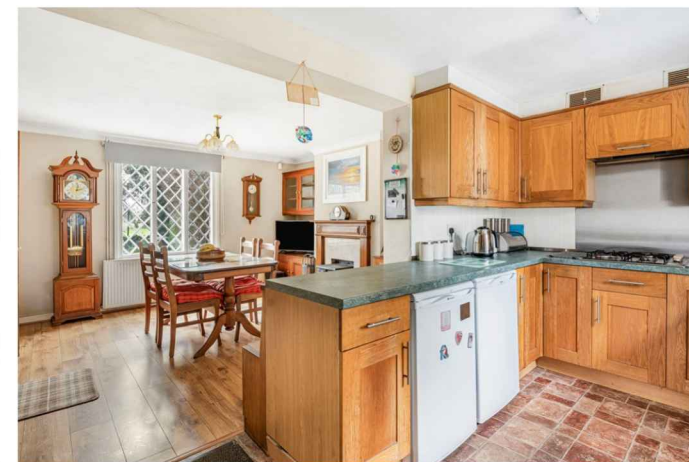
- Entrance hall and downstairs bathroom
- Dining room with wood burning stove
- Living room
- Kitchen
- Three bedrooms
- Two bathrooms
- Large workshop
- Rear garden
- Council Tax Band: E
- EPC Rating: D

The property sits in an established plot of circa 0.2 of an acre. The accommodation comprises, entrance hall with stairs rising to the first floor, shower room, living room, kitchen, dining room with wood burning stove. On the first floor there are three bedrooms and a bathroom.

Outside, to the front of the property is a shingled driveway proving parking for several vehicles. The side and rear gardens wrap around the property allowing for extending (subject to the usual permissions). There are several out buildings, including a large workshop.

According to Ofcom, Super and Ultrafast broadband are available and mobile voice and data coverage is limited indoors and likely with most providers outdoors.

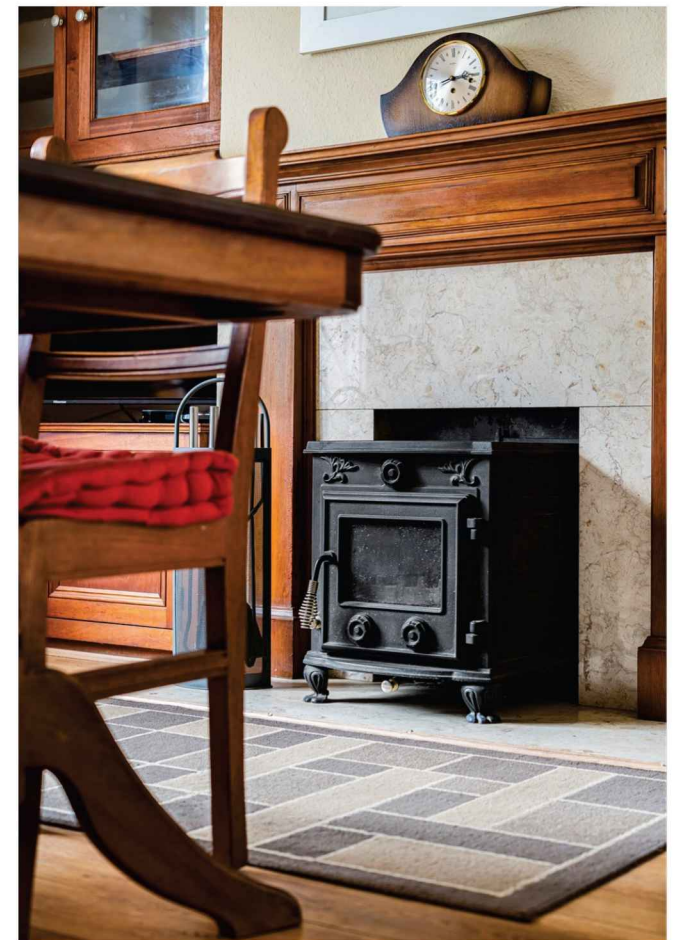
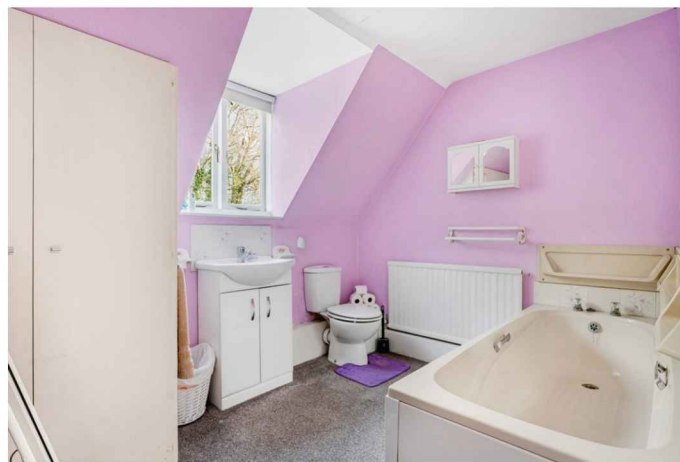
Guide Price £775,000 Freehold





Marsh Baldon village is well-known for its 24 acre village green with cricket ground and pavilion. Other amenities include a highly-regarded village school, parish church and The Seven Stars community-owned public house. The village also has a local school bus service.

Communications are excellent with easy access to both the M40 and M4 motorways giving access to London. Didcot Parkway railway station is approximately 8 miles away with a wealth of shopping, educational, leisure and entertainment facilities just 5 miles away.



Approximate Gross Internal Area 1778 sq ft - 165 sq m

Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 508 sq ft – 47 sq m

Outbuilding Area 656 sq ft – 61 sq m

