

THE LODGE

BAKEHOUSE LANE

MARCHAM



Perfectly situated in South Oxfordshire....

Oxford, just 8 miles North of the village and Abingdon On Thames, 2.5 miles to the East, make The Lodge a desirable choice for those seeking a high quality home in strategic location in the area.

The popular village itself has a community run village shop and Post Office, a pub, newly built village hall, tennis facilities, cricket club and church, together with lovely rural walks from Marcham out into the wider Oxfordshire countryside. World renowned Oxford has its beautiful historic college buildings at its heart and the city offers all that one would expect of an international destination city. Abingdon On Thames has had its centre regenerated over the past 5 years and has a vibrant market square at its centre, a large Waitrose store in the town and this all set of course on a beautiful stretch of the River Thames.



The area is home to some of the UK's highest performing independent schools, including Abingdon Prep, The Manor Preparatory School and Chandlings at preparatory level, with Abingdon School for Boys and The School of St. Helen and St. Katharine at secondary level. There is also a number of Ofsted rated 'Good' primary and secondary state schools in Abingdon itself and the surrounding area. The independent schools of Oxford are numerous, but in performance terms Magdalen College School for boys (Co- Ed 6th Form), and Oxford High School for girls are the standout choices.



A discreetly located property by
renowned Sweetcroft Homes



Style and quality...

The Lodge is a high quality build by renowned local developers Sweetcroft Homes offering a living experience a cut above most properties of this type. The property offers a high degree of privacy within its plot, yet also has a great feeling of space, hosting an internal of 2,000 sq. ft / 186 m2. which you sense immediately on entry to the glass fronted reception hall with galleried landing above. The ground floor offers a stylish and well thought out open plan 'social' living space. The kitchen/dining room elegantly flows into the triple aspect sitting room with wood burning stove and bi-fold doors leading out to the wrap-around walled garden. There is also a cloakroom off the entrance hall and large laundry room off the kitchen. The beautifully appointed master bedroom suite is located on the ground floor, complete with doors leading out into the garden. On the first floor are two further beautifully appointed, spacious bedrooms, plus a family bathroom with underfloor heating.





Substantial entertaining space, beautifully connected to the property's garden





Stunning walled gardens and a private, gated arrival...

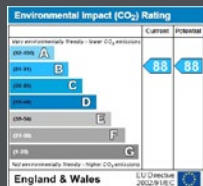
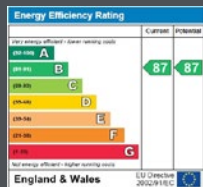
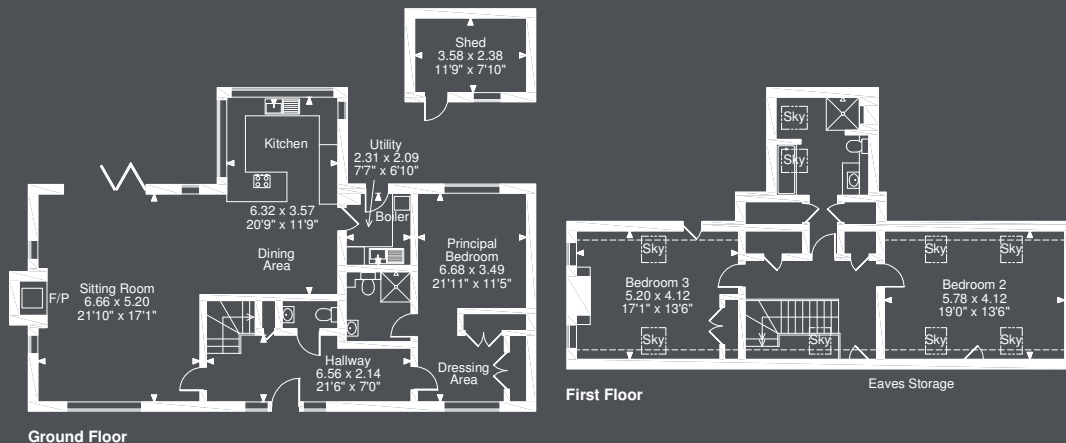
A stylish, contemporary home set in attractive, private gardens yet situated in the heart of the village, The Lodge is perfect for 21st Century living, being both architecturally traditional however exuding stylish modernity throughout. The house offers tranquil sleeping quarters of generous proportions with three bedrooms in all, including the master suite.

The property is Category 6 cabled for full connectivity and has provision for superfast broad band. The entrance to The Lodge is especially private, and with the house set back from the gated entrance, the property offers a true sense of arrival. The property sits in the middle of its plot, allowing you to benefit from the uninterrupted, encapsulating gardens surrounding the property.



Floorplan

The Lodge, 1 Bakehouse Lane, Marcham, Abingdon, Oxfordshire, OX13 6FW
 Approximate Gross Internal Area
 Main House = 1960 Sq Ft/182 Sq M
 Shed = 92 Sq Ft/9 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Directions: From the main Abingdon junction of the A34, head west along the Marcham Road (A415) and enter the village of Marcham. Proceed around the S bend and Bakehouse Lane sits behind the elevated grey rendered Edwardian house on your right hand side. The Lodge (No.1 Bakehouse Lane) will be found having turned left at the head of the private lane to the left of the grey house (actually named The Red House).

west

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