



## THE FOSSE

Marcham, Oxfordshire



# THE FOSSE IS A WONDERFUL WELL APPOINTED FAMILY HOME OFFERING APPROXIMATELY 3,000 SQUARE FEET OF FLEXIBLE LIVING SPACE.

This exceptional property is designed for modern family life, featuring a stunning open-plan living room that overlooks the beautifully landscaped gardens.



5



3



2

EPC

D

Council Tax band: F

Tenure: Freehold



## LOCATION

Marcham is a highly sought-after village with excellent transport links. Local facilities include a post office, farm shop, public house, church, and popular primary and nursery schools. The village also boasts its own cricket, football, and tennis clubs. For golf enthusiasts, the neighboring Frilford Heath features a national standard golf course.

Communications are excellent, with the A34 just a short drive away, linking to the M40 and M4. Didcot Parkway Station is nearby, offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is accessible via the A34 and M4. The area is also known for its excellent local schooling, with Cokethorpe, Cothill, Chandlings, and The Manor all close by. Additionally, prestigious schools such as St Helen's and St Katharine's, St Hugh's, Abingdon School, and Abingdon Prep School are within easy reach, while top Oxford schools like Christchurch, Magdalen College, and Radley College are nearby.

The Fosse is an exceptional family home in a beautiful countryside setting, offering privacy, space, and easy access to all the amenities of Marcham and Abingdon, as well as excellent transport links to London and beyond.







## THE PROPERTY

The expansive grounds, which span the width of the property, include two pretty streams and are predominantly laid to lawn, interspersed with an array of shrubs such as roses and magnolia, as well as mature trees.

The recently modernised kitchen enjoys a double aspect and is perfect for both everyday family living and entertaining. There is also ample driveway parking in addition to a double garage, providing plenty of space for vehicles.





## OUTSIDE

Tucked away down a private driveway, The Fosse is peacefully located in a quiet countryside enclave on the outskirts of Marcham, just a couple of miles from the riverside market town of Abingdon and one mile from the centre of Marcham. As one of only five properties within this location, it enjoys a truly idyllic outlook across woodlands and open fields, offering privacy and tranquillity.







Approximate Gross Internal Area  
 Ground Floor = 232 sq m / 2,496 sq ft  
 Mezzanine Floor = 19 sq m / 206 sq ft  
 Garage = 41 sq m / 441 sq ft  
 Outbuilding = 12 sq m / 130 sq ft  
 Total = 304 sq m / 3,273 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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