



8 Packhorse Lane, Marcham OX13 6NT

**Hodsons**  
...your move, our passion



## 8 Packhorse Lane

**Individual stone built three bedroom detached period cottage situated within the heart of this popular village, complemented by good size mainly walled rear gardens leading to private hard standing parking facilities and detached brick built garage approached from the rear, sold with no ongoing chain.**

### Location




8 Packhorse Lane is situated within the heart of this very popular village offering easy pedestrian access to the village's amenities including general store with post office, farm shop, ancient parish church, primary school, public house and excellent sporting facilities including cricket, football and tennis. The neighbouring village of Frilford Heath has a national standard three course golf club. The nearby market town of Abingdon and city of Oxford provide a more extensive range of amenities and a number of excellent state/private schools including Abingdon school, Chandlings Manor, St Helen & St Kathrine, Cothill, The Manor and Radley College. Useful distances including Abingdon town (circa. 3 miles), Oxford city (circa. 8 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

### Directions [what3words](#) – [painters.convey.aliens](#)

Leave Abingdon on the A415 in a westerly direction towards Marcham. Continue under the A34 and proceed into the village of Marcham using Packhorse Lane. Proceed through the 'S' bend and just after the pedestrian crossing, turn left onto Mill Road. Take the first turning on the left hand side and after some way the rear entrance to No 8 is found by proceeding through the open brick entrance which leads to hard standing parking facilities for several vehicles and the detached garage. Proceed through the gate on the left hand side which leads to both the side and rear entrances.



- Entrance hall with cloakroom off leading to spacious 16' double aspect dining room and separate kitchen
- Delightful double aspect living room with large open central fireplace with fitted cast iron gas fire
- Three first floor bedrooms (including two double bedrooms) complemented by four piece first floor family bathroom including bath and separate shower cubicle.
- PVC double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Good size and much larger than average rear gardens featuring extensive lawn complemented by delightful stone built outbuilding (ideal for conversion to a garden studio) - the whole enclosed by fencing and high stone walling
- Private hard standing parking facilities and detached brick built garage approached from the rear

3		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	E





Delightful double aspect living room with large open central fireplace with fitted cast iron gas fire







Much larger than average rear gardens featuring extensive lawn - the whole enclosed by fencing and high stone walling















## Packhorse Lane, OX11

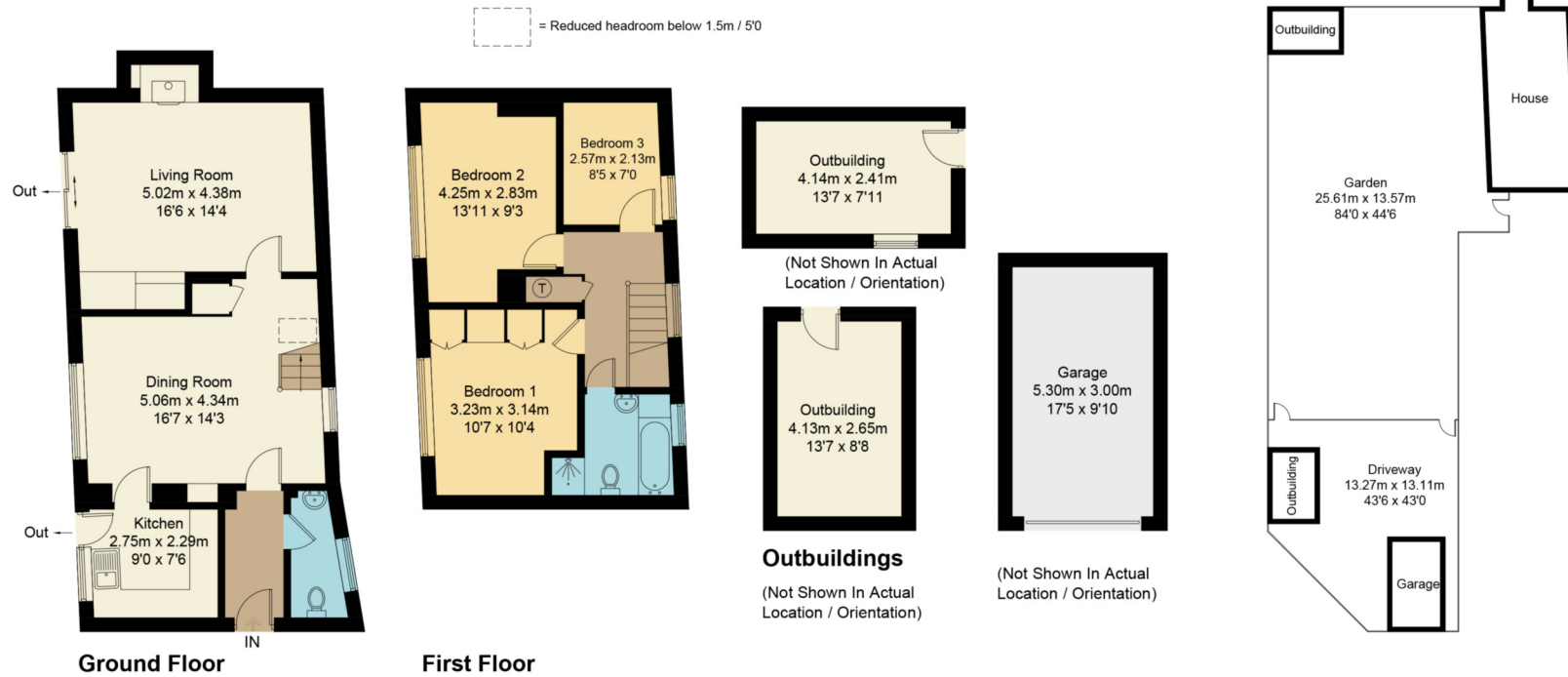
Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft

Outbuildings = 21.2 sq m / 228 sq ft

Total = 120.9 sq m / 1301 sq ft

Garage = 16.2 sq m / 174 sq ft

Garden / Driveway Area = 413.9 sq m / 4455 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited. (ID1064796)

