



14 Mill Road, Marcham OX13 6NZ

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14 Mill Road

A quintessential Grade II listed detached period residence brimming with character, extremely well located within highly regarded and well serviced Oxfordshire village with generous gardens, well proportioned accommodation and the security of no onward chain.

Location




Mill Road 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 – most.bullion.demanding

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 where the property can be found on the right hand side.



- Enclosed entrance porch leading to generous double aspect living room with highly attractive fireplace with wood burning stove and double doors opening into the conservatory
- Good size kitchen/dining room with integral gas hob, electric oven and dishwasher
- Substantial sun room overlooking the pretty westerly facing cottage gardens with a versatile utility/wet room off
- The ground floor is further complemented by a garage conversion now providing a contemporary 21' bedroom with French doors opening out onto a paved terrace
- To the first floor are three well proportioned bedrooms, bedroom one benefitting from ample storage and hand wash basin, bedrooms two and three are both double aspect all complemented by family bathroom
- Good size garage with light and power
- Driveway parking to the front of the property
- Large 57' westerly facing wonderfully mature cottage gardens featuring full width block paved terrace, workshop, wood store and characterful fully restored antique workman's caravan with electricity providing a wonderfully unique space to work from home if required

4		bedrooms	Council tax band	D
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	N/A



Generous double aspect living room with highly attractive fireplace with wood burning stove



Large 57' westerly facing mature cottage gardens featuring full width block paved terrace, workshop, wood store and characterful fully restored antique workman's caravan









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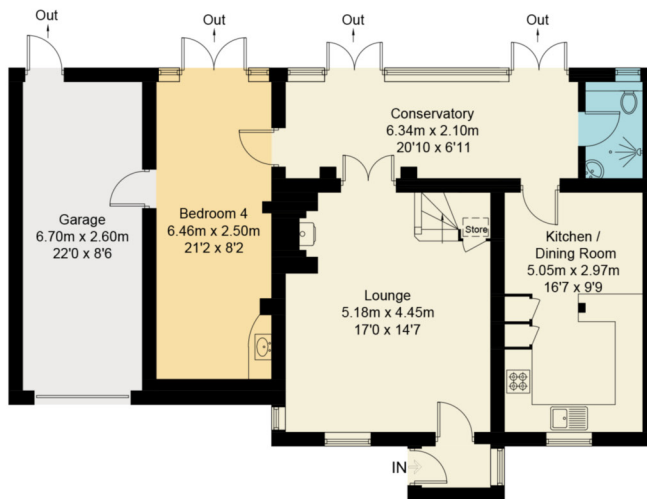
Approximate Gross Internal Area = 122.1 sq m / 1314 sq ft

Garage = 17.9 sq m / 193 sq ft

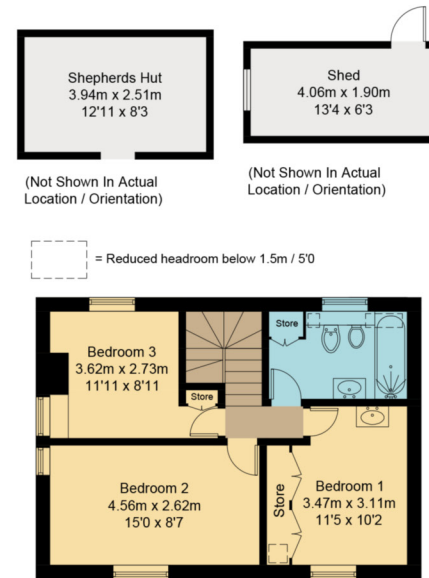
Total = 140.0 sq m / 1507 sq ft

Shed = 7.7 sq m / 83 sq ft

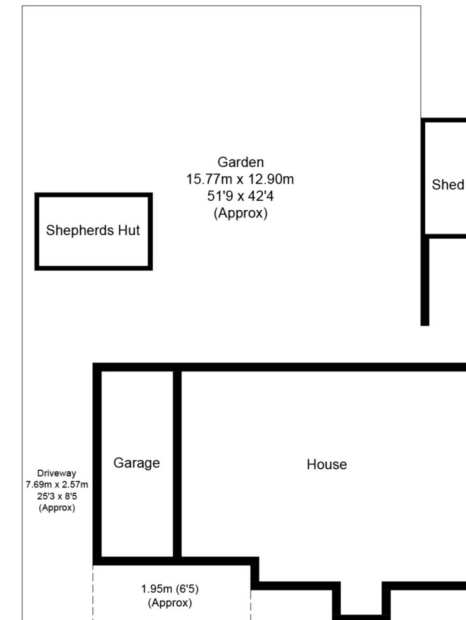
Shepherds Hut = 9.8 sq m / 106 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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