



4 The Gap, Marcham OX13 6NJ

4 The Gap

Individual and spacious four bedroom chalet style family home, offering very flexible accommodation over two floors, well situated in a quiet cul-de-sac setting within the heart of this popular village complemented by good size enclosed rear gardens offering good degrees of privacy.

The Gap is a very pleasant no-through, non-estate location ;within the heart of this popular village offering easy pedestrian access to many nearby amenities including post office, ancient parish church, primary school, public house and good sporting facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 10 miles), Abingdon town (circa. 3 miles) and Didcot with its mainline railway station (circa. 8 miles) to London Paddington, ideal for commuters.

Leave Abingdon town centre using Ock Street and continue across the mini-roundabouts onto the Marcham Road. Leave Abingdon in a westerly direction and proceed into the village of Marcham. Proceed through the 'S' bend and shortly afterwards turn right onto North Street. Proceed for some way before turning right into The Gap, after a short way turn right down the lane where No. 4 is situated on the left hand side clearly indicated by the 'For Sale' board





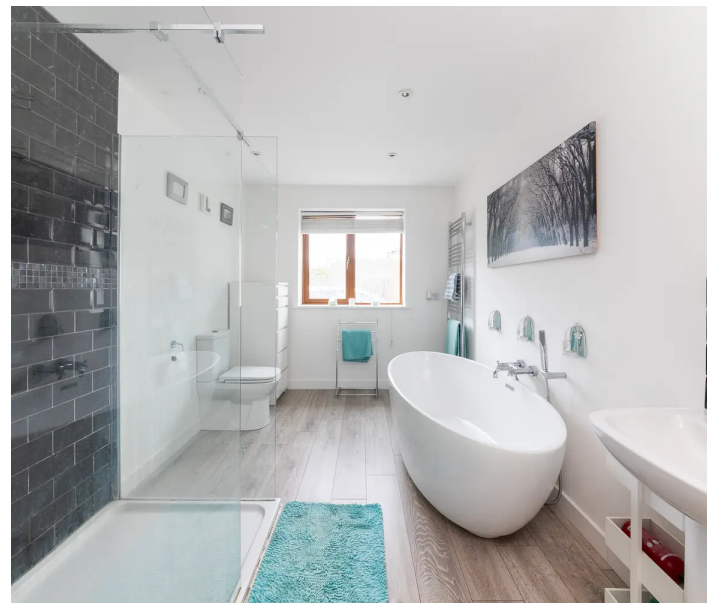
Key Features

- Living room with attractive fireplace featuring inset cast iron log burning stove, partly open plan to spacious dining room with double doors to rear gardens
- Impressive and very large principal suite comprising of good size double bedroom area, dressing room with an extensive selection of built-in wardrobe cupboards and en-suite bathroom with white suite
- Very useful converted loft room
- Front gardens incorporating parking facilities
- Inviting entrance hall leading to cloakroom and spacious kitchen with large utility/store room off
- Good size rear gardens featuring extensive patio and large decked terrace with pergola over - the whole enclosed by fencing and walling , providing good degrees of privacy
- Three first floor bedrooms (including two good size double bedrooms) complemented by family bathroom with contemporary white suite
- Adjoining garage (currently partly converted) with loft space over - available by separate negotiation

Council Tax band: D

Tenure: Freehold

EPC: D





The Gap, OX13

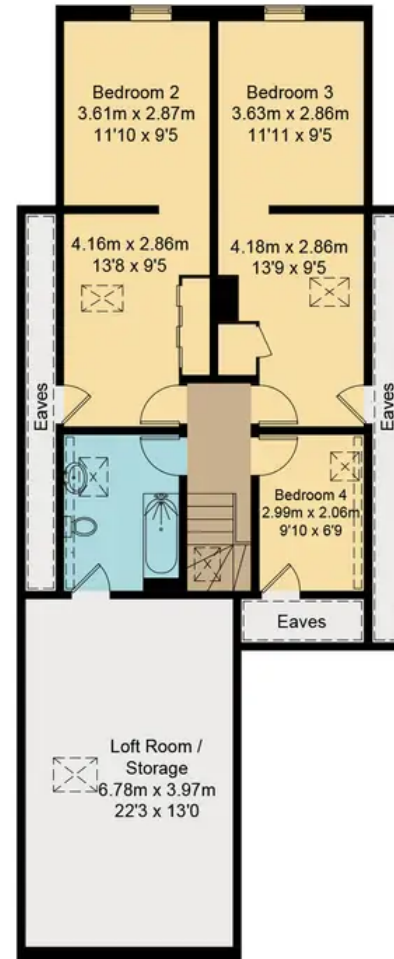
Approximate Gross Internal Area (Excluding Eaves) = 208.5 sq m / 2245 sq ft

Loft Room = 26.9 sq m / 289 sq ft

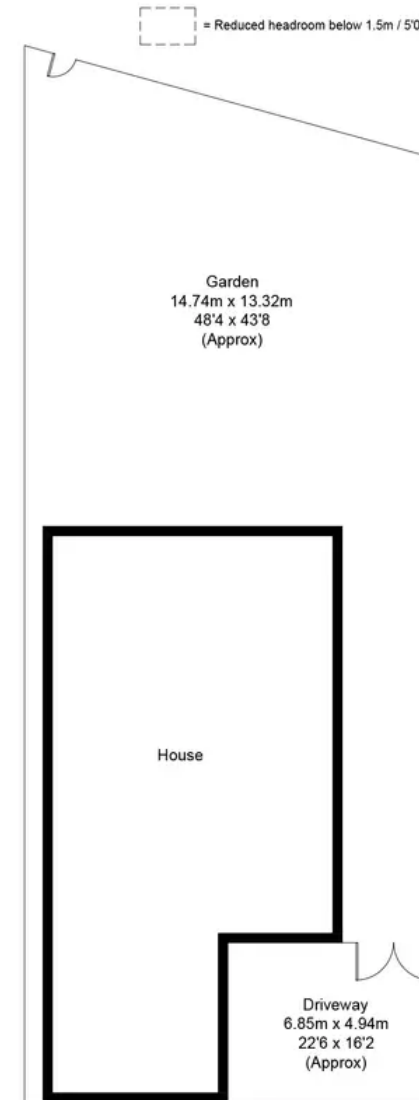
Total = 235.4 sq m / 2534 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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