



1 Abbots Grange, Marcham OX13 6PF



# 1 Abbots Grange

Impressive and individual 1591 sq. ft four-bedroom detached family home well situated in a quiet cul-de-sac location in the heart of this very popular village, offering very light and airy accommodation complemented by attractive corner plot walled gardens including garage and off street parking facilities approached from the rear, sold with no ongoing chain.

1 Abbots Grange is well-situated in a cul-de-sac position within this small, select village development. Marcham is a very popular village situated only 3 miles from Abingdon Town, and offers easy vehicular access onto both the A34 & A420 leading to many important destinations north & south. The village offers many amenities including general store with post office, ancient parish church, primary school, nursery, public house and new village hall with ample social and sporting facilities. Useful distances include Abingdon town (circa. 3 miles), Oxford city (circa. 6 miles) and Didcot town with its useful mainline railway station to London Paddington (circa. 10 miles).

Leave Abingdon town centre using Ock Street and proceed across the double mini-roundabout onto the Marcham Road. Keep left at the following roundabout and proceed straight across the next large roundabout. Leave Abingdon in a southerly direction continuing under the A34 signposted Marcham. Proceed into the village and take the second turning on the left hand side onto Abbots Grange. Follow round to the right and after a short distance the property can be found on the left hand side where No.1 is clearly indicated by the "for sale" board.





## Key Features

- Inviting entrance hall leading to ground floor cloakroom
- Large triple aspect 17' living room overlooking the front aspect
- Wonderful light and airy triple aspect dining/family room featuring three separate bay windows
- Impressive 24' triple aspect open plan kitchen/dinning room/family room overlooking the large corner plot walled gardens
- Stunning double aspect master bedroom with large en-suite shower room and built-in wardrobe cupboards
- Three further spacious bedrooms complemented by family bathroom with contemporary white suite
- Blockpaved driveway parking for several vehicles leading to garage approached from the rear
- Larger than average (total plot extends to 0.12 acre) and beautifully presented walled corner plot rear gardens including extensive patio, lawn and well stocked flower and shrub borders



Council Tax band: F Tenure: Freehold EPC: B

Bedrooms: 4

Bathrooms: 2

Receptions: 3





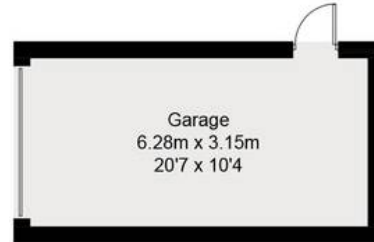
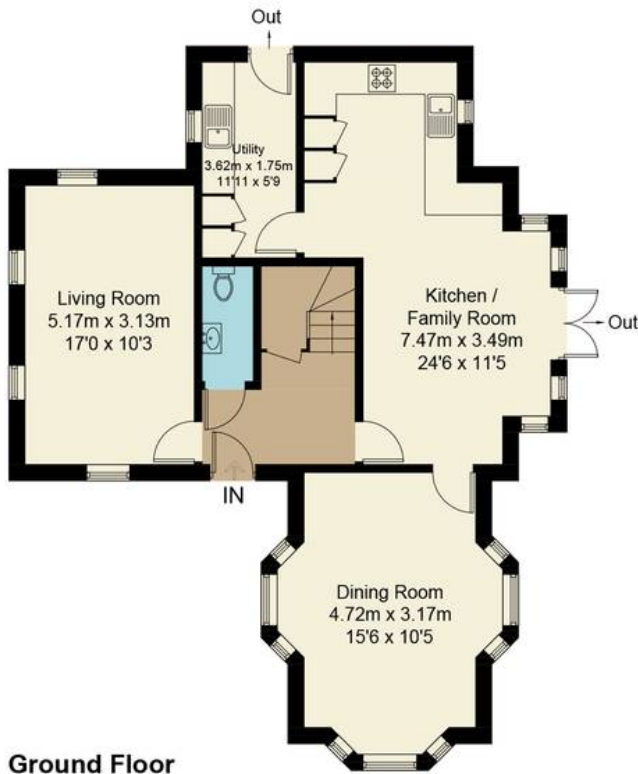




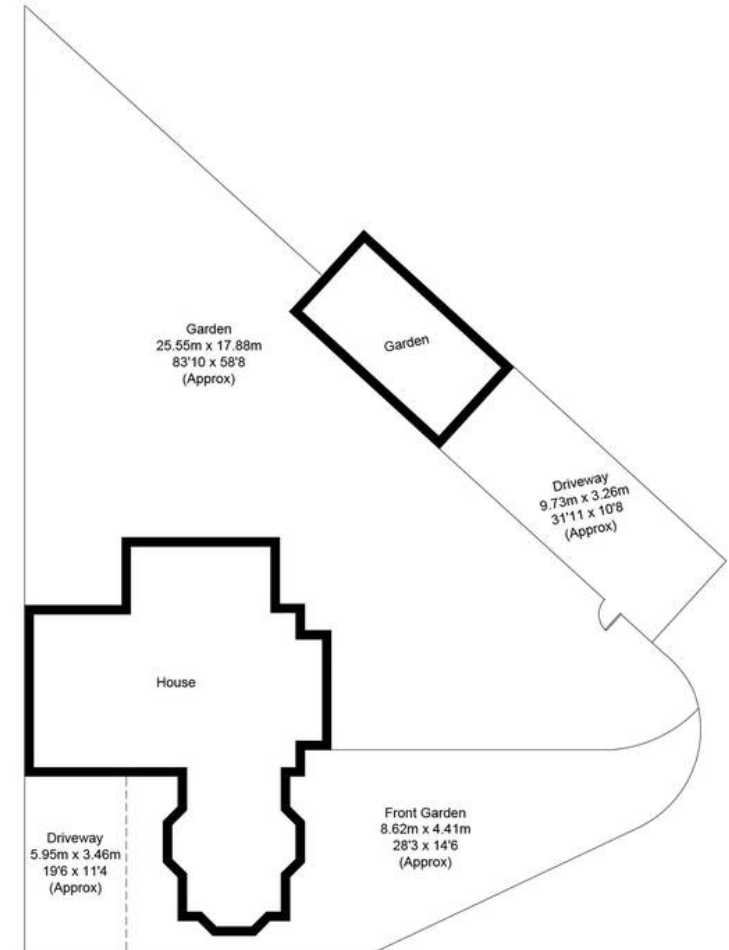


# Abbots Grange, OX13

Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft  
Garage = 20.4 sq m / 219 sq ft  
Total = 168.2 sq m / 1810 sq ft



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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