



9 Howard Cornish Road, Marcham OX13 6PH



9 Howard Cornish Road

Substantially extended four-bedroom family home offering 1323 sq ft of very flexible and superbly presented accommodation, well situated within the heart of this very popular village

9 Howard Cornish Road is well-situated within the heart of this very popular village, situated only 3 miles from Abingdon town, and offers easy vehicular access to Oxford city and the M4 motorway. The village offers many amenities including general store with post office, ancient parish church, primary school, public house and ample sporting facilities all within a short walk from the property. 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).

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: D





Key Features

- Large and inviting entrance hall featuring solid engineered wood flooring leading to cloakroom and delightful separate front living room with attractive fireplace with inset gas fire
- Very flexible 17' family room/study with attractive half panelled walls, engineered solid oak wood flooring and double doors leading to rear gardens
- Substantially extended and very stylish open plan kitchen/dining room featuring part vaulted ceiling and an excellent selection of floor and wall units with solid wood working surfaces over, Belfast sink, space for range cooker and Quarry tiled floor
- Impressive first floor principal double bedroom with an extensive selection of built-in wardrobe cupboards, three further good size bedrooms complemented by family bathroom with stylish older style white suite
- PVC double glazed windows, mains gas radiator central heating and the front gardens provide block paved hard standing parking facilities for several vehicles
- Attractive landscaped rear gardens incorporating two patio areas with interconnecting pathways and central artificial lawn area and useful brick built garden store - the whole enclosed by fencing and gate providing useful rear pedestrian access











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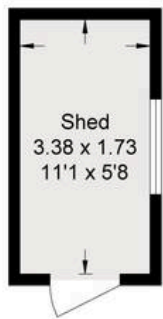
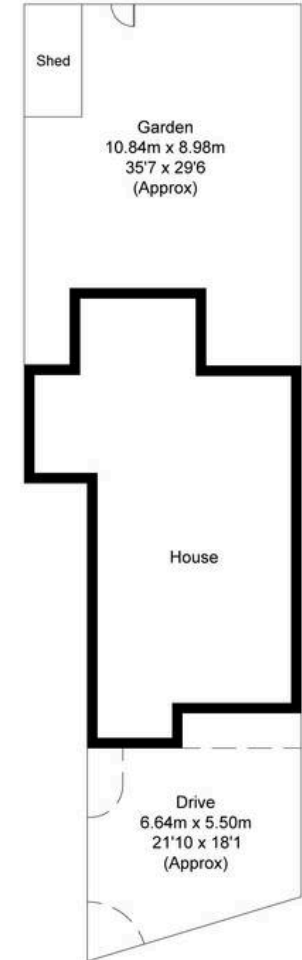
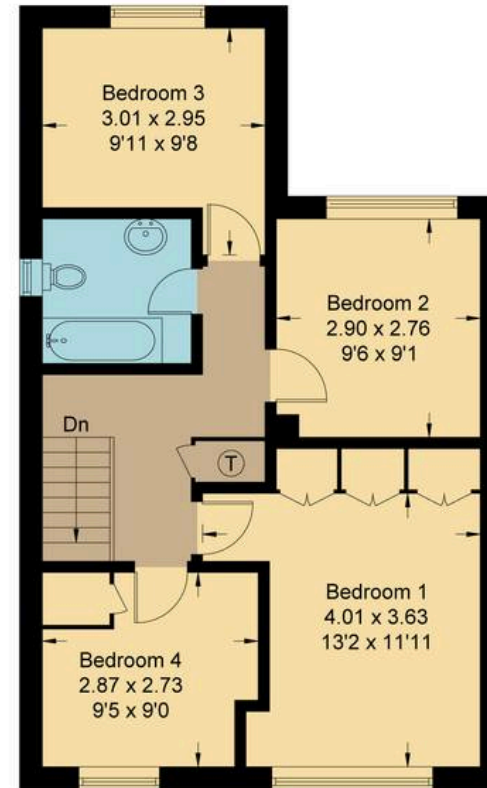
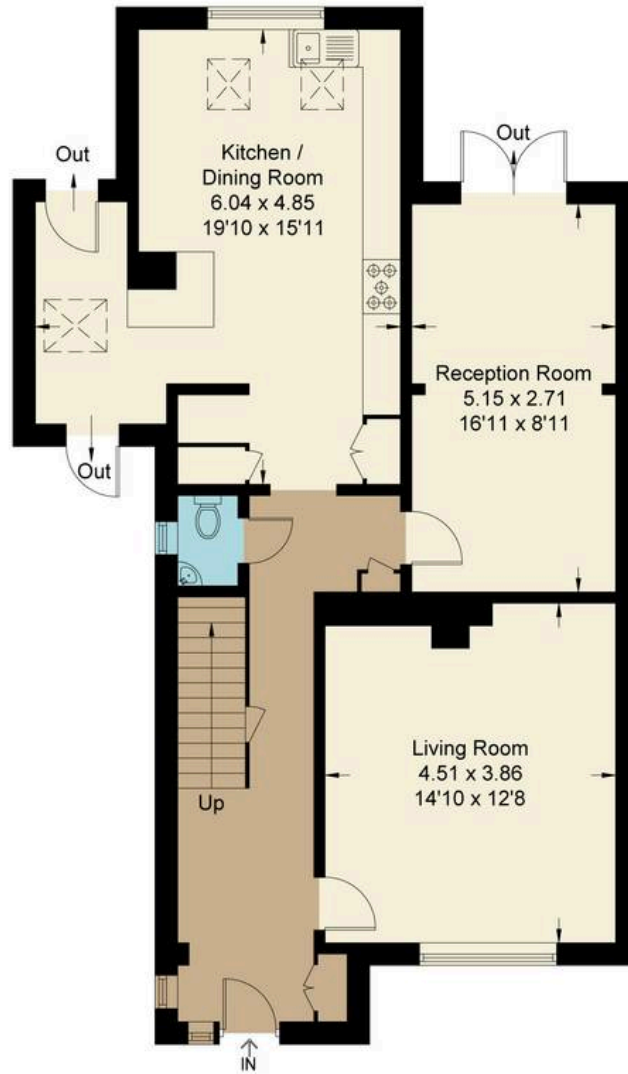
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Approximate Gross Internal Area = 122.90 sq m / 1323 sq ft

Shed = 5.80 sq m / 62 sq ft

Total = 128.70 sq m / 1385 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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