



20 Kings Avenue, Marcham OX13 6QA

20 Kings Avenue

Large corner plot gardens feature with this impressive four bedroom detached family home, situated in delightful end of cul-de-sac location within the heart of this very popular village.

Kings Avenue is a small, very popular no through development consisting of only detached family homes, providing a very pleasant overall setting. Marcham village offers 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. 6 miles). For commuters, Didcot mainline railway station is a short drive, ideal for London Paddington.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Key Features

- Enclosed entrance porch leading to entrance hall with useful ground floor shower room off
- Spacious kitchen/breakfast room complemented by separate utility room
- Double aspect living room with attractive central fireplace with inset cast iron log burning stove partly open plan to dining room
- Large double glazed conservatory providing attractive views over the large corner plot gardens
- Light and airy first floor landing leading to four spacious bedrooms complemented by family bathroom
- PVC double glazed windows and mains gas radiator central heating (recently replaced efficient condensing gas boiler)
- Generous front gardens providing block paved hard standing parking facilities for many vehicles which in turn lead to the garage
- Large and very well screened corner plot gardens incorporating patio and extensive lawn - the whole enclosed by trees, shrubbery and fencing, affording high degrees of privacy
- Large double aspect detached garden studio featuring double glazed windows, light and power and delightful covered outdoor seating area
- Excellent potential to substantially extend the existing accommodation, which has been the case with many other similar properties within the cul-de-sac



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Approximate Gross Internal Area = 132.30 sq m / 1424 sq ft

Garage = 11.0 sq m / 118 sq ft

Outbuilding = 12.90 sq m / 139 sq ft

Total = 156.20 sq m / 1681 sq ft

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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