



13 Packhorse Lane, Marcham OX13 6NT

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Attractive three bedroom end of terrace period cottage offering much improved and well presented accommodation throughout combined with a wealth of character features complemented by enclosed front gardens leading to private parking facilities for two vehicles and attractive fully enclosed landscaped rear gardens leading to impressive insulated detached studio offering many versatile options such as garden office/gym.

Swift Cottage is situated in a non-estate location being one of three Victorian cottages providing a very pleasant overall setting. Marcham is a popular village situated 3 miles from Abingdon town and offers easy access to nearby Oxford city and the M4 motorway. There is a good bus service to Abingdon town and the thriving Oxford city. The village offers amenities including post office, village shop, ancient parish church, public house, primary school and day nursery. There are several societies including drama, country walking and clubs for children, in addition to excellent sporting facilities surrounding the recently built Marcham Centre.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

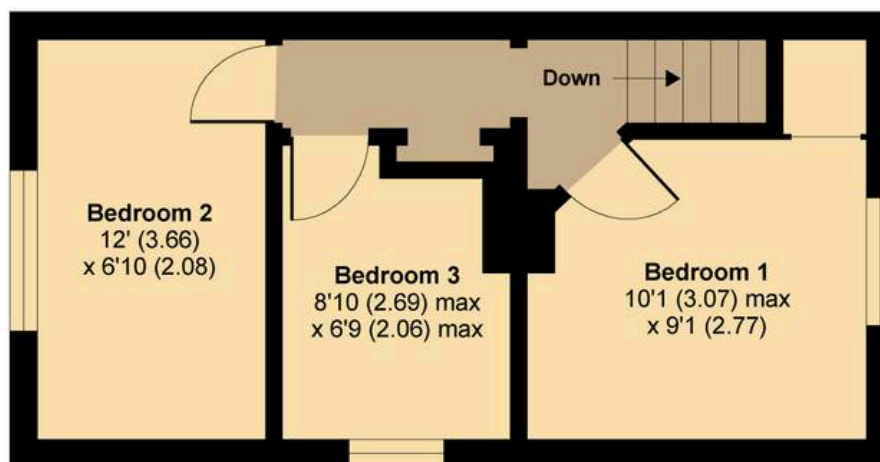




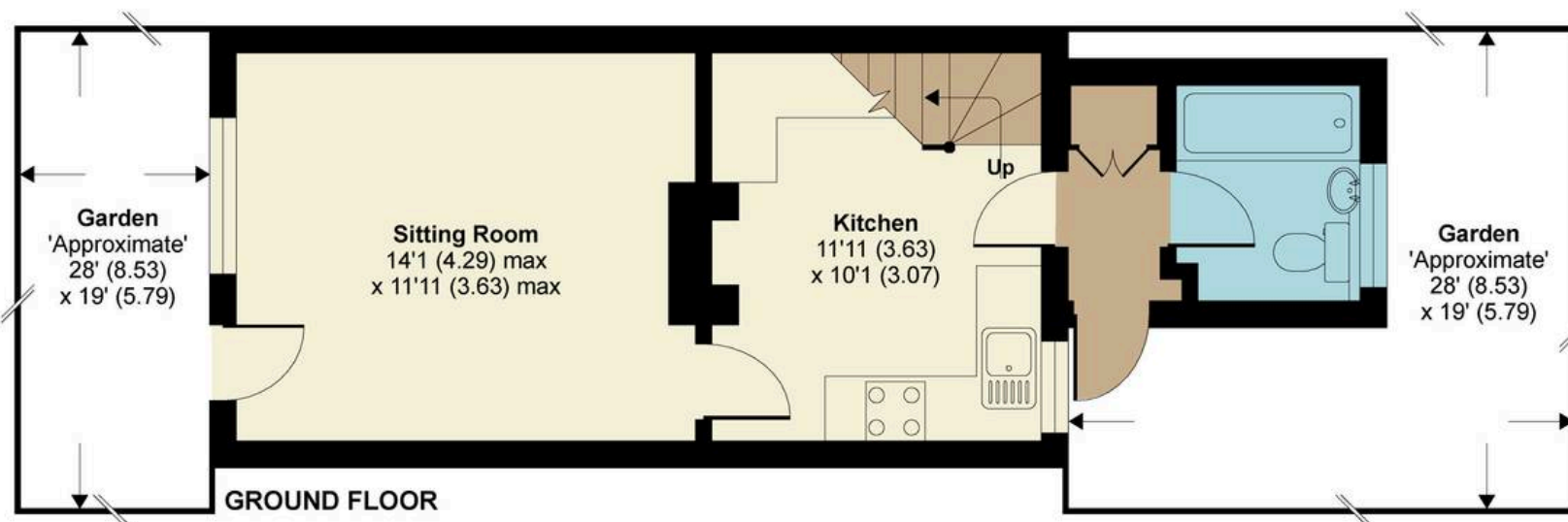
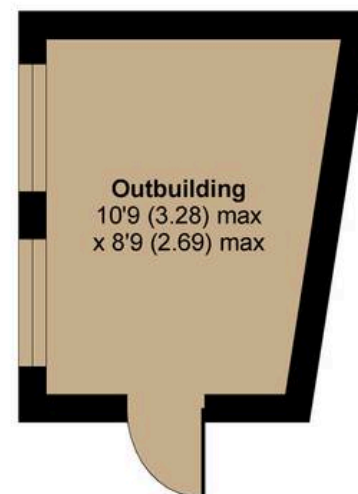
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- Delightful front sitting room with stripped wooden flooring, attractive open fireplace and stylishly refitted open-plan kitchen/dining room
- Enclosed rear porch/utility room leading to bathroom with white suite
- Three first floor bedrooms (including two double bedrooms)
- Mains gas radiator central heating and replacement double-glazed paneled wooden windows
- Enclosed front gardens leading to private parking facilities for two vehicles
- Attractive fully enclosed rear gardens offering good degrees of privacy leading to impressive insulated detached studio offering many versatile options such as garden office/gym





FIRST FLOOR



Packhorse Lane, Marcham, Abingdon, OX13

APPROX. GROSS INTERNAL FLOOR AREA 662 SQ FT 61.5 SQ METRES (EXCLUDES OUTBUILDING)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.