



35 Harding Way, Marcham OX13 6FJ

35 Harding Way

Immaculately presented four-bedroom detached family home located within a small select development on the edge of the desirable village of Marcham.

35 Harding Vale is situated in a delightful cul-de-sac location within this small select village development, offering a quiet and safe family environment. The property is within a short walk to the villages many amenities including large convenience store with post office, excellent primary school, historic Causeway, two public houses and large thriving village green with modern hall, offering a wealth of family/community activities. There is also an allotment with peppercorn annual rent, parish church and an 18 hole golf course in the neighbouring Drayton village which is less than a mile away. A regular bus service runs through the village and Steventon is well-placed for Abingdon (circa. 3.8 miles), Oxford city (circa. 12.2 miles) and Didcot (circa. 4.1 miles). From Didcot Parkway there are direct trains to London Paddington (approx. journey time 45 minutes).

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 2

Council Tax Band: G

Tenure: Freehold

EPC: B





Key Features

- Inviting entrance hall with tall storage cupboard, cloakroom and separate utility room
- Delightful 21' living room with double doors leading to the dining room and french doors out to the rear gardens
- Open plan modern kitchen and dining room with an excellent selection of floor and wall units and a range of built in electrical appliances with further doors to the rear gardens
- Principal main double bedroom with built in wardrobe cupboards and en-suite shower room with contemporary white suite
- Two further spacious double bedrooms served by large four piece family bathroom with contemporary white suite including bath and separate shower cubicle
- Part galleried top floor landing leading to fourth double bedroom complemented by separate shower room with contemporary white suite and useful storage room
- PVC double glazed windows, mains gas radiator central heating and the remainder of the original builders guarantee
- Front garden providing block paved parking facilities leading to garage
- Attractive and well screened southerly facing rear gardens featuring patio and lawn area-the whole enclosed by fencing and mature trees









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



Introducing the Hodsons team...
...trust in our experience!



Harding Way, OX13

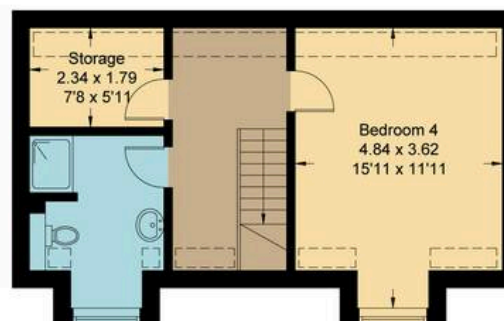
Approximate Gross Internal Area = 183.90 sq m / 1979 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 201.90 sq m / 2173 sq ft

For identification only - Not to scale

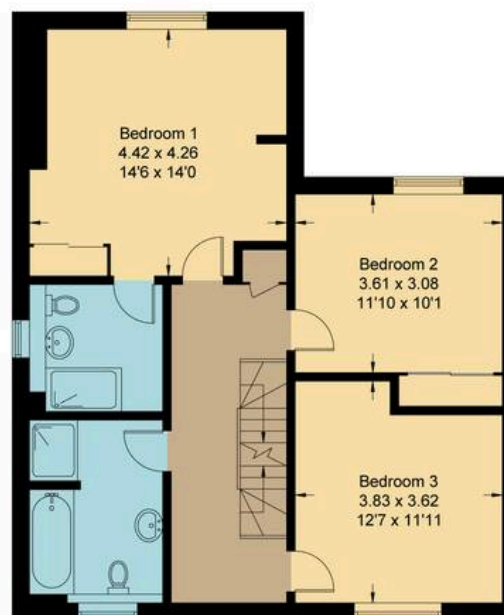
 = Restricted Head Height



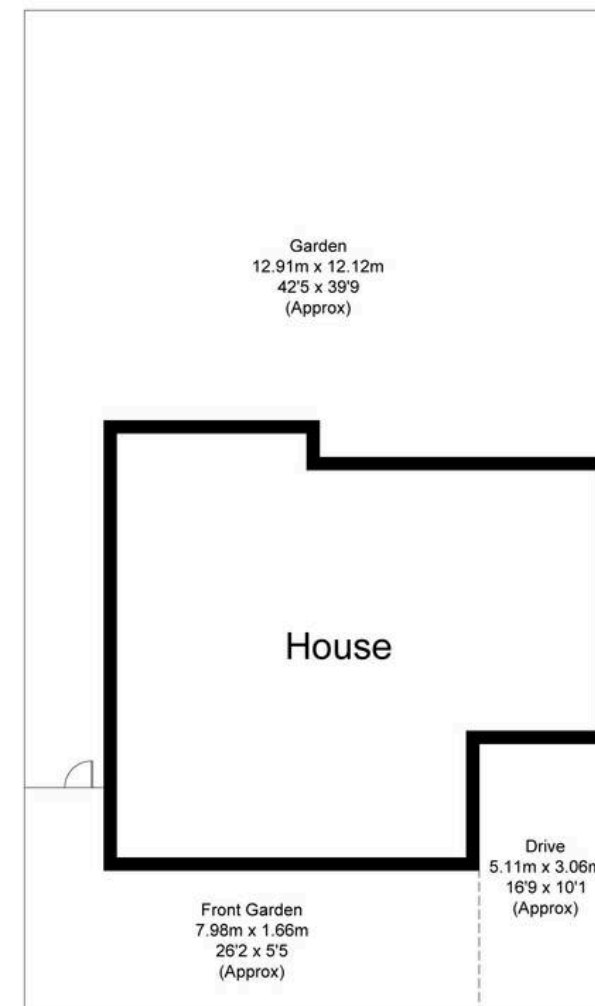
Second Floor



Ground Floor



First Floor



Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
...your move, our passion
Sales | Lettings

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk