



21 The Farthings, Marcham OX13 6QD

## 21 The Farthings

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Discreetly situated at the end of this highly coveted cul-de-sac within the desirable and well serviced Oxfordshire village of Marcham. Offered to the market with the security of no onward chain, a wonderful four bedroom, three reception room family home having been extended by the existing owners to provide a generously proportioned detached residence on a mature corner plot, inclusive of a detached garage.

21 The Farthings is situated in a highly desirable location towards the end of this small, select development consisting of only substantial four and five bedroom detached family homes providing a very pleasant overall setting. The property offers easy access to the village's 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: 2 Reception Rooms: 3

Council Tax Band: G Tenure: Freehold EPC: TBC



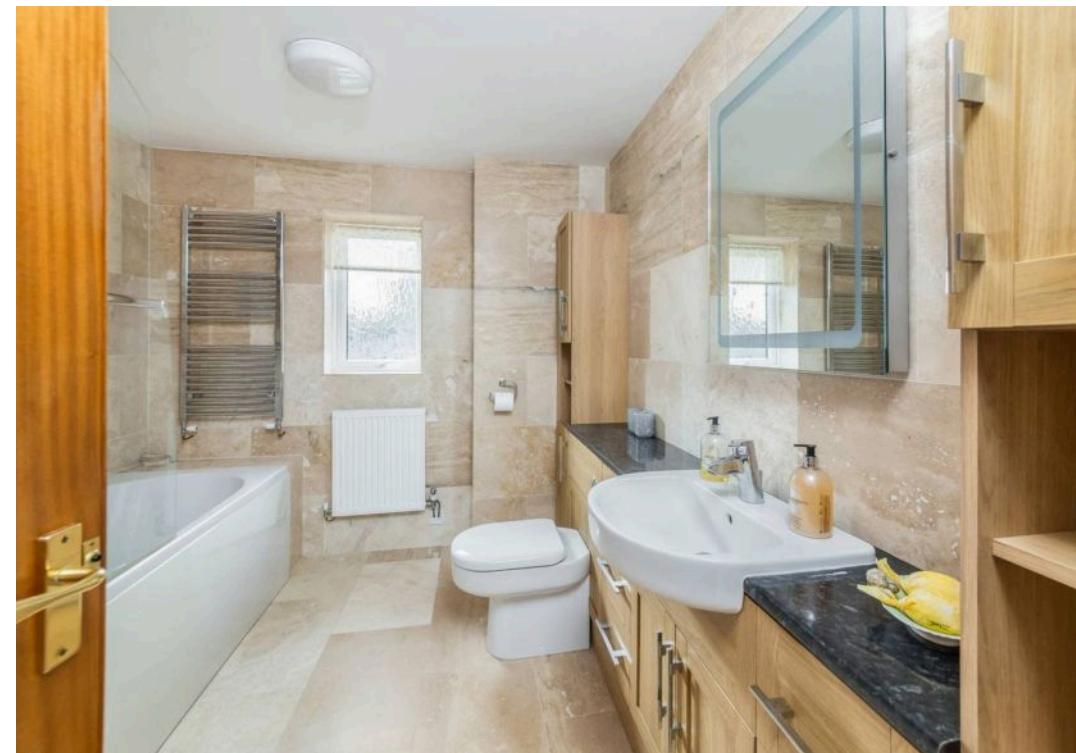


## Key Features

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- Entrance porch opening into a spacious reception hall with doors to all principal rooms and stairs rising to the first floor
- Wonderfully light formal dining room to the front aspect and large ground floor WC
- Generous 17'6 living room with feature fireplace and sliding doors leading into wooden framed conservatory providing panoramic views over the gardens
- Highly versatile, extended reception room to the front aspect, currently a good size study, ideal as a snug or playroom perhaps
- Spacious rear aspect fitted kitchen complete with attractive stone flooring, ample storage and integral appliances all complemented by a separate utility/boot room
- To the first floor are four bedrooms arranged around a most generous landing, the master bedroom being of particular note with bespoke built-in wardrobes and shower en-suite facilities
- A four piece family bathroom with white suite completes the floor
- Externally the property benefits from mature much loved and well tended corner plot gardens
- The East facing rear gardens are partly walled offering excellent degrees of privacy with gated side access and personal door into a detached oversized garage complete with electric up and over door









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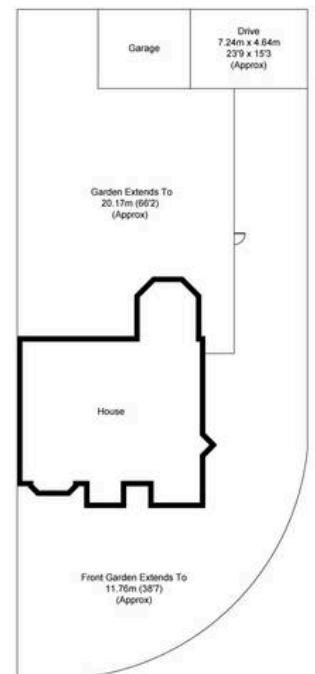
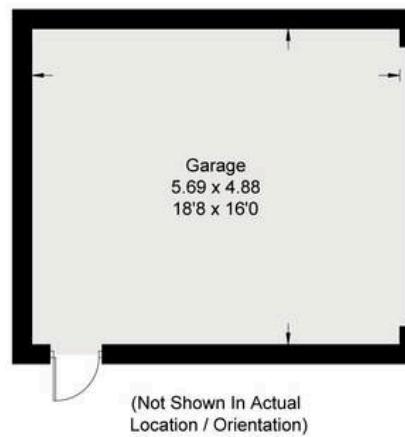
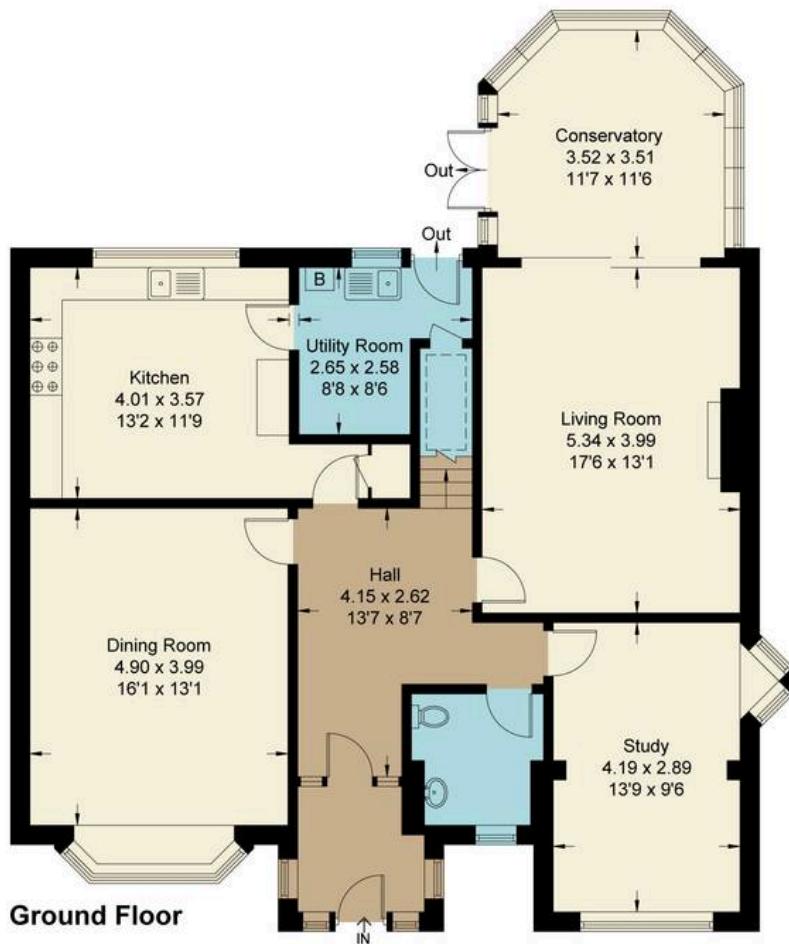
# The Farthings, OX13

Approximate Gross Internal Area = 202.50 sq m / 2180 sq ft

Garage = 27.80 sq m / 299 sq ft

Total = 230.30 sq m / 2479 sq ft

For identification only - Not to scale



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