



9 Howard Cornish Road, Marcham, OX13 6PH

Offers In Excess Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Set within the beautiful village of Marcham, this four-bedroom family home offers generous living space, off-road parking, and a private rear garden.

Inside, the property comprises a welcoming entrance hall and a spacious lounge filled with natural light. To the rear, the extended kitchen/family room features Velux windows and a charming farmhouse-style kitchen complete with red tiled flooring, extensive floor-to-ceiling storage, a central peninsula, and direct access to the private rear garden.

The dining room provides an additional reception space, with patio doors opening onto the garden, making it a fantastic and versatile room for both entertaining and family living. A cloakroom and additional hallway storage cupboards complete the ground floor.

Upstairs, the property benefits from a generous principal bedroom with ample built-in wardrobes, alongside three further well-proportioned bedrooms and a family bathroom. Additional storage is available within the loft space and the garden outbuilding, providing convenient and practical storage solutions.



Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding.



Key Features

- Four bedroom, semi-detached
- Wonderfully light and airy kitchen
- Driveway parking
- Village location with local amenities
- Versatile living throughout
- Private rear garden
- EPC Rating: D
- Council Tax Band: C

The Location

Situated on the popular Howard Cornish Road in the sought-after village of Marcham, the property enjoys a peaceful residential setting while remaining conveniently positioned for access to nearby towns and transport links. Marcham offers a strong sense of community along with a range of local amenities, including a village shop, primary school, public house, and recreational facilities. The market town of Abingdon-on-Thames is just a short drive away, providing a wider selection of shopping, dining, and leisure amenities, while excellent road connections via the A34 offer easy access to Oxford, Didcot, and beyond.

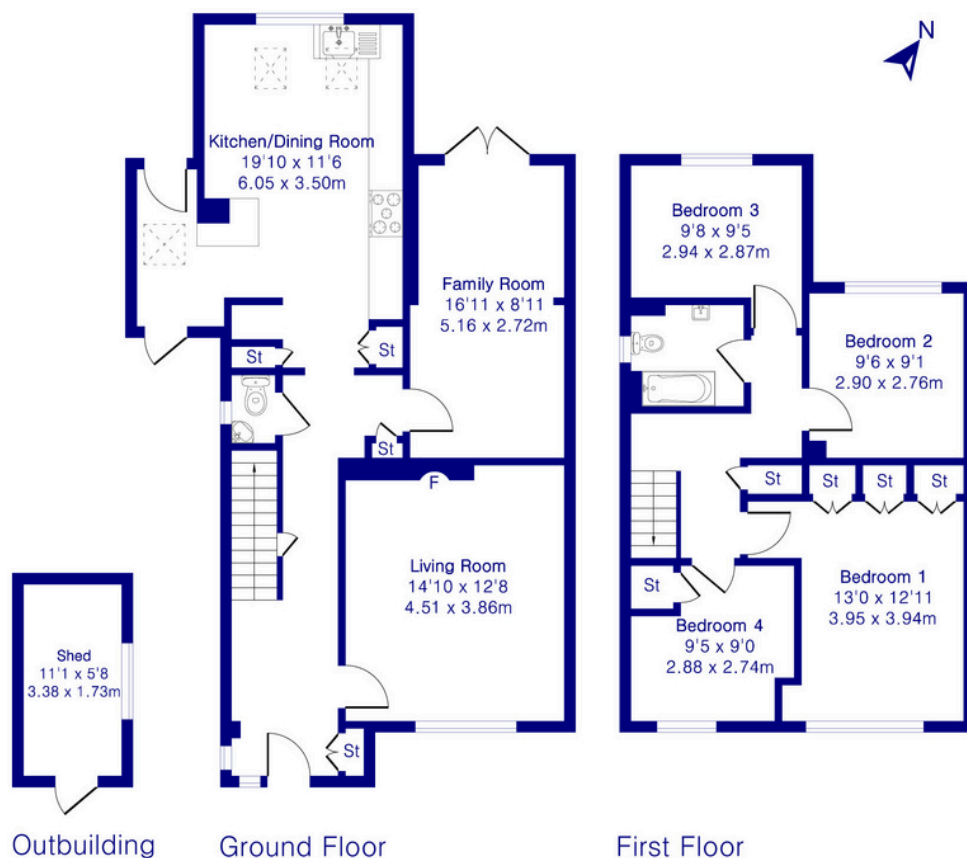


**Approximate Gross Internal Area 1337 sq ft - 124 sq m
(Excluding Outbuilding)**

Ground Floor Area 787 sq ft – 73 sq m

First Floor Area 550 sq ft – 51 sq m

Outbuilding Area 63 sq ft – 6 sq m



Thomas Merrifield and their clients give notice that:

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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