



17 Davies Edge, Marcham OX13 6TZ



17 Davies Edge

Built by the renowned Pye Homes Blenheim estates in 2022, occupying a commanding position within this highly coveted development overlooking open countryside. Having been extended and improved by the current owners to now offer a high specification four-bedroom family home in excellent order throughout, situated within this most sought after and extremely well serviced Oxfordshire village.

Davies Edge is well-situated within this small, select village development built to high standards only four years ago by the highly regarded Pye Homes, Blenheim estates. Marcham village offers amenities including village shop with 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: 3

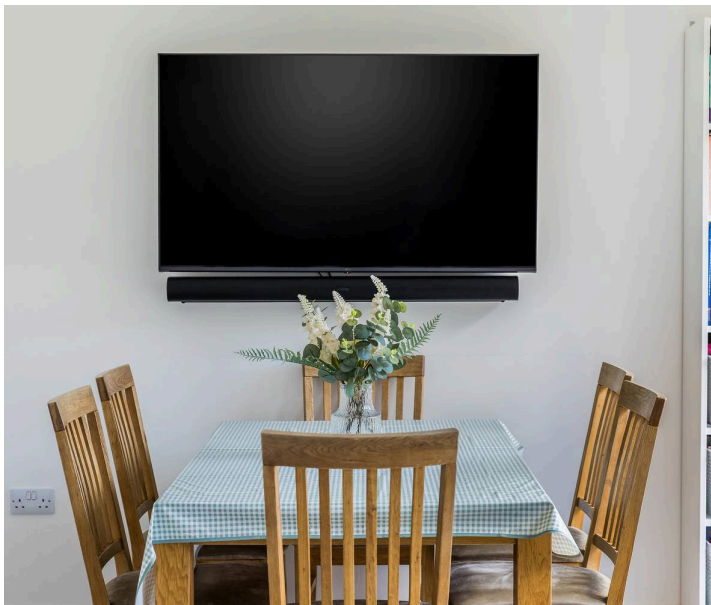
Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: B





17 Davies Edge

- Most spacious and welcoming entrance hall with doors to all the principal rooms, WC and stairs rising to the first floor.
- Good size living room complete with integral ceiling speakers and views over the neighbouring countryside
- Contemporary, wonderfully light, open plan social kitchen/dining room which spans the full width of the property. Complete with silestone worktops, integral appliances and French doors opening out onto the gardens
- Three well proportioned bedrooms arranged around a most generous landing space, bedroom two being of particular note (formerly the master bedroom) with contemporary shower en-suite shower room, built-in wardrobes and wonderful countryside views. Bedrooms three and four are serviced by a family bathroom with modern white suite
- The principle bedroom suite occupies the entire second floor, a stunning recently completed addition providing a bedroom with two skylights, a generous landing currently used as a study space this could also be used for a vanity area. Across the landing is a bespoke and most impressive dressing room with a suite of built-in wardrobes and door leading through into the striking en-suite shower room
- Single garage with light and power and personal door into the landscaped South facing gardens ample driveway parking complete with EV charging and gated side access
- Air conditioning to the first and second floors, solar panels complemented with a 10 kwh battery, Rako smart lighting control, upgraded LED lighting throughout, hardwired home network, under floor heating to the ground floor, water softener and automatic blinds









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

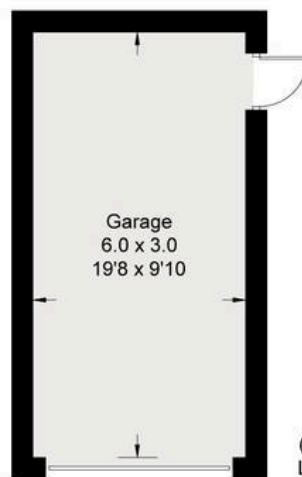


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Davies Edge, OX13

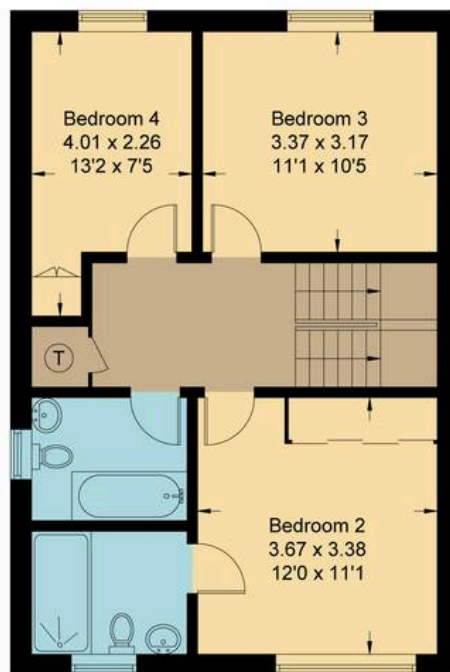
Approximate Gross Internal Area = 138.8 sq m / 1494 sq ft
 Garage = 18.0 sq m / 194sq ft
 Total = 156.8 sq m / 1688 sq ft
 For identification only - Not to scale



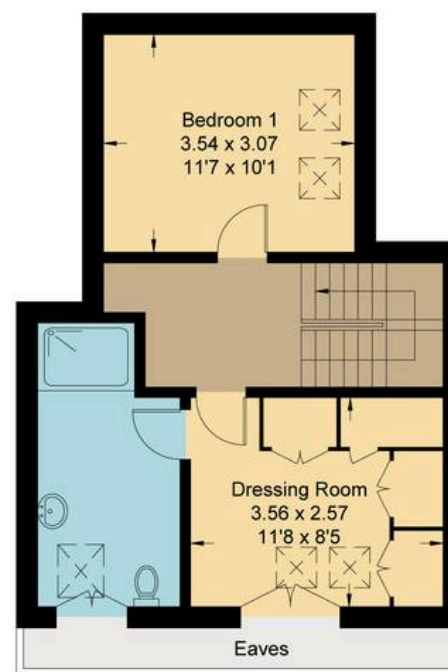
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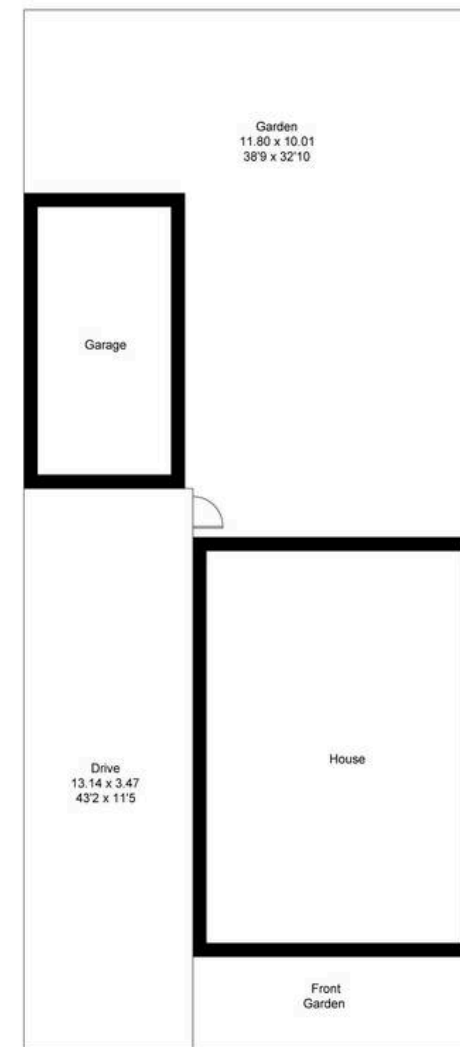
Ground Floor



First Floor



Second Floor



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