



Anson Close, Abingdon, OX13 6QF

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



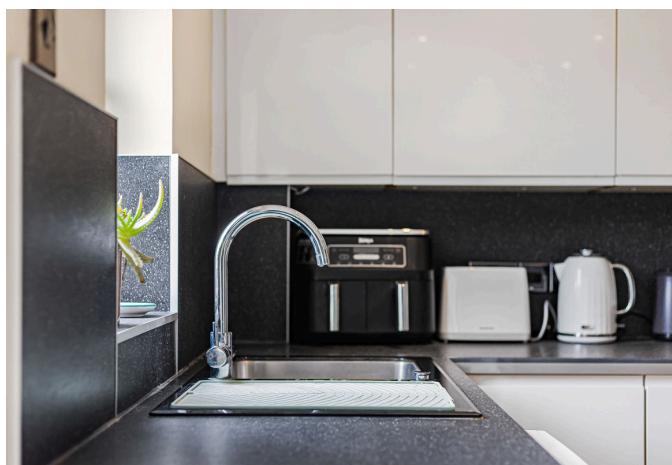
The Property

Stylish 3-Bedroom Semi-Detached Home in a Well-Serviced Oxfordshire Village

This well-presented three-bedroom semi-detached property offers modern family accommodation in a popular and convenient Oxfordshire village location.

The ground floor is designed for practical living, featuring two distinct reception areas: a comfortable Living Room and a separate Sitting Room. The spacious Kitchen/Dining Room is the heart of the home, fitted with sleek, contemporary white high-gloss units and integrated appliances. This area is perfect for dining and provides direct access to the rear garden terrace.

The first floor hosts three generous bedrooms. The main bedroom benefits from a stylish, modern en-suite shower room. The two remaining bedrooms share access to the well-appointed Family Bathroom. Externally, the property includes front and rear gardens, gated side access, driveway parking, and an attached single garage (with power and light).





Key Features

- Three-bedroom semi-detached family home.
- Two reception rooms plus a modern Kitchen/Diner.
- Stylish en-suite to the main bedroom.
- Sleek, fitted kitchen with garden access.
- Single garage with power and light.
- Private driveway parking and front/rear gardens.
- Located in the desirable Marcham village.
- Excellent links to Abingdon, Oxford, and A34.
- EPC Rating D - Council Tax Band D



The Location

Marcham boasts fantastic local amenities, including a highly-regarded primary school, a community-run shop/Post Office, and the modern Marcham Centre. The location is superb for commuters, being just 3 miles from Abingdon and 6 miles from Oxford. Excellent road links via the nearby A34 and regular bus services (X1/X15) connect the village directly to Abingdon, Oxford, and Didcot Parkway (for London Paddington). This quiet cul-de-sac location is ideal for families seeking convenience and community.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Single garage & driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 1000 sq ft - 93 sq m (Excluding Garage)

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 495 sq ft – 46 sq m

Garage Area 145 sq ft – 13 sq m



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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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

