



Tower Close, Marcham, OX13 6PZ

Guide Price £435,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

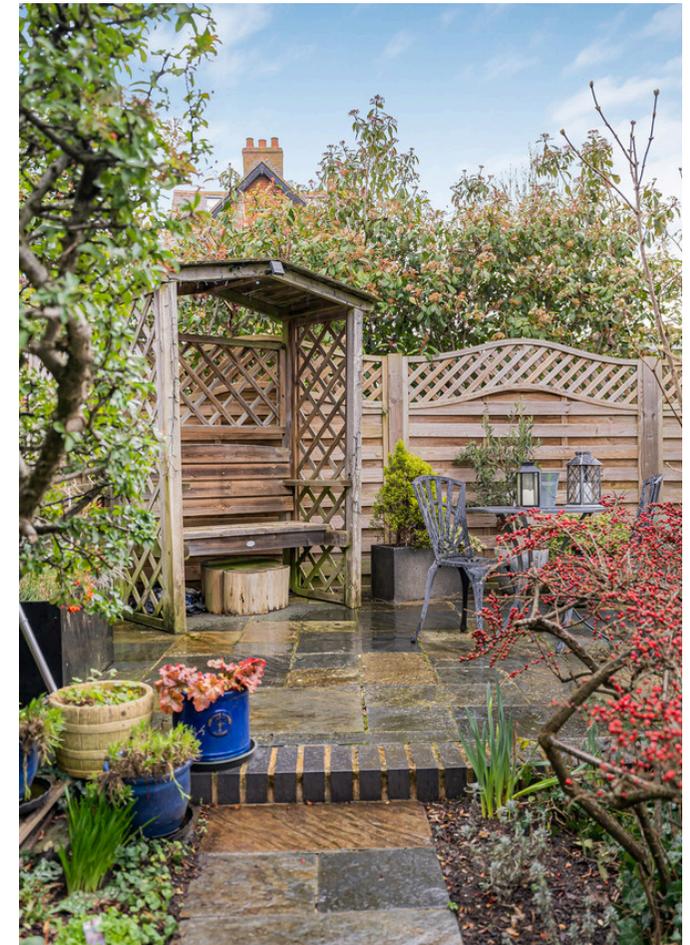
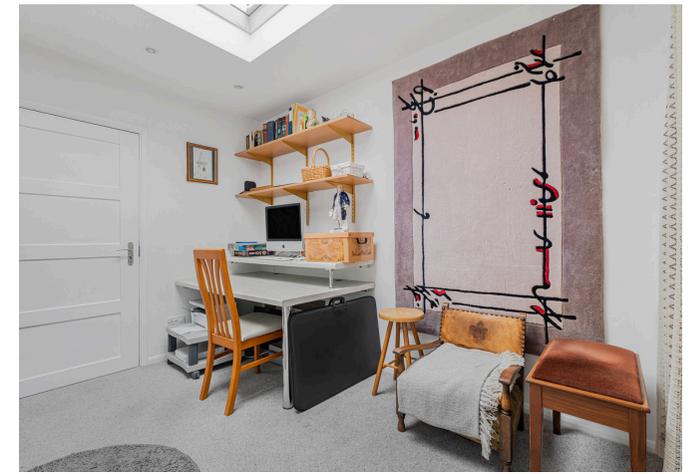
The accommodation opens into a welcoming hallway, leading through to a generously sized sitting room featuring a fireplace and a large window that floods the space with natural light. From here, the property offers a separate dining room with a beautiful set of patio doors opening onto the garden, creating the perfect space for entertaining and hosting guests. The ground floor also benefits from a separate kitchen, utility room, and a convenient downstairs WC. Additionally, there is a spacious study, ideal for those working from home and offering excellent versatility. On the first floor, three well-proportioned bedrooms and a family bathroom are arranged around a central landing, providing flexible accommodation suited to growing families or visiting guests.

Externally, the property boasts a well-maintained rear garden, offering privacy and ample space for outdoor living. To the front, there is a paved driveway providing ample parking along with access to a single garage, equipped with an EV charger. The property also benefits from solar water collectors PV panels, enhancing its energy efficiency.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & Single garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Restrictions & Covenants: None known.

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.





Key Features

- Three Double Bedrooms
- Separate Study / Home Office
- Utility Room off Kitchen
- Well-Maintained Rear Garden
- Driveway Parking with Single Garage
- Solar Panels for Energy Efficient Heating
- EPC: D
- Council Tax: D



The Location

Tower Close is a quiet residential cul-de-sac situated in the highly regarded village of Marcham, offering a peaceful setting while remaining conveniently located for excellent transport links and local amenities. The village provides a strong sense of community and benefits from facilities including a well-regarded primary school, village shop, public house, and recreation areas.

Marcham is ideally positioned just a short distance from the historic market town of Abingdon, which offers a wider range of shopping, dining, and leisure facilities. The area is also well placed for access to Oxford, making it an excellent choice for commuters. Nearby transport links include the A34, providing connections to the M40 and M4, while Didcot Parkway railway station offers fast and regular rail services to London Paddington.

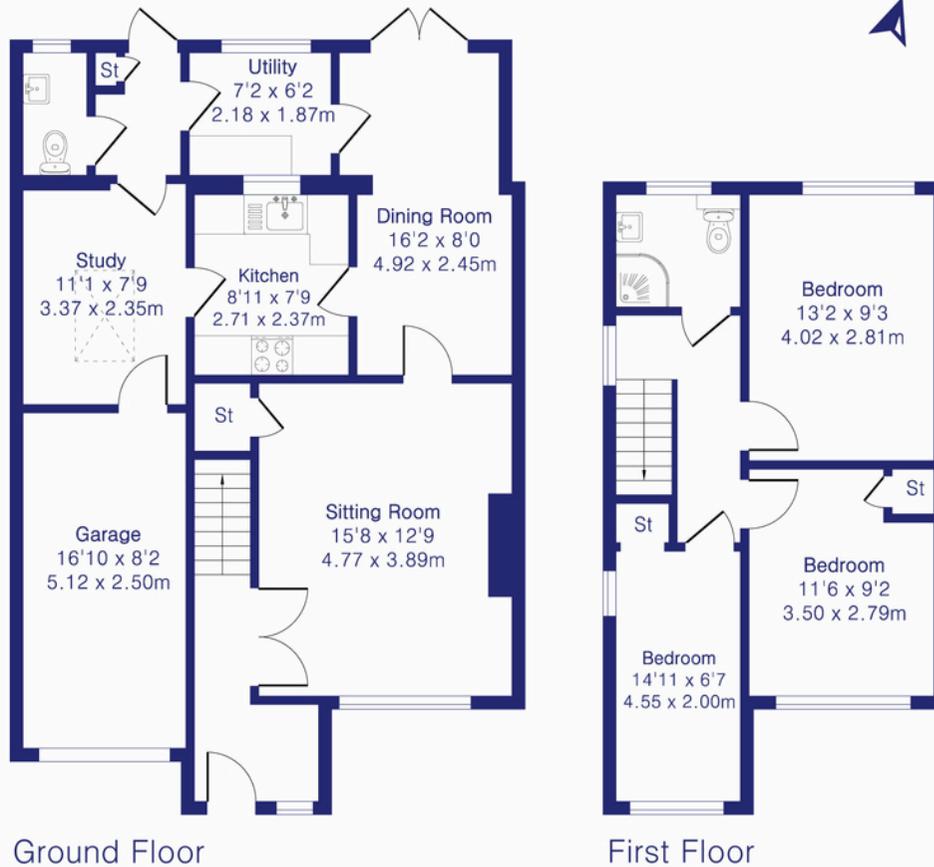
The surrounding Oxfordshire countryside provides plenty of opportunities for walking, cycling, and outdoor pursuits, making Tower Close an attractive location for families, professionals, and those seeking village living with convenient access to nearby towns and cities.



**Approximate Gross Internal Area 1280 sq ft - 118 sq m
(Including Garage)**

Ground Floor Area 845 sq ft – 78 sq m

First Floor Area 435 sq ft – 40 sq m



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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.

