



2 Pointer Place, Marcham, OX13 6FQ

Guide Price £650,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Upon entering, the welcoming entrance hall provides ample room for everyday essentials. The tiled flooring flows seamlessly into an impressive open-plan kitchen/dining room, which forms the heart of the home. The kitchen is thoughtfully appointed with a central island and a comprehensive range of integrated appliances, including a double oven, fridge freezer, dishwasher, washing machine and double wine cooler. Double doors provide direct access to the rear garden. A spacious, double-aspect living room, with carpeted flooring and plenty of natural light. A ground-floor cloakroom completes the accommodation.

Upstairs, the first floor offers four bedrooms, including three generous double bedrooms with built-in storage. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. The fourth bedroom offers a versatile space, suitable for a child's bedroom, guest room or home office.

Outside, the rear garden has a fenced patio area provides a private seating area, complemented by an established lawn and mature planting. Further enhancing the property's versatility is a fully insulated garden outbuilding, complete with electricity and an incoming water supply, making it well suited to use as a home office, garden room, playroom or hobby space. The outbuilding has no waste-water connection.

To the rear of the property, a double garage provides excellent storage and parking flexibility. Part of the garage has been converted into a fully functioning gym with electrical supply. The garage also benefits from a boarded loft area, providing valuable additional storage. Ample driveway parking further enhances the convenience of this impressive home.





Key Features

- EPC Rating: C
- Council Tax: F
- Overlooking an open green
- Open plan kitchen/dining with kitchen island
- Tiled on the ground floor with large neutral tiles with
- Double garage and driveway parking
- Outbuilding with insulation and electrics, perfect for home office or working space
- Converted garage to a gym, with electrics and boarded loft space
- Built in wardrobes and ample storage within the property

The Location

Marcham is a charming Oxfordshire village offering a blend of countryside living and everyday convenience. With a village primary school, community shop, post office, village hall and local clubs, it has a welcoming community feel. Surrounding footpaths provide lovely countryside walks, while nearby Abingdon offers a wider range of shops, restaurants, schools and leisure facilities. Ideally located for commuters, Marcham benefits from easy access to the A34, with Abingdon around 2–3 miles away, Didcot approximately 6–8 miles and Oxford around 8–10 miles. Nearby Radley and Didcot Parkway stations provide rail connections towards Oxford and London, making the village an appealing choice for families and professionals alike.



Approximate Gross Internal Area 2012 sq ft - 186 sq m (Including Garage & Outbuilding)

Ground Floor Area 799 sq ft – 74 sq m

First Floor Area 780 sq ft – 72 sq m

Garage Area 326 sq ft – 30 sq m

Outbuilding Area 107 sq ft – 10 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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