

Plot 44 Marcham Meadows, Packhorse Lane OX14 6UE

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Plot 44

Attractive open countryside views feature with this new Bloor family home offering 1,498 sq ft of contemporary accommodation within this small select village development, available for immediate occupancy.

Marcham Meadows forms part of the small select Bloor homes development situated towards the edge of this very popular village. There is easy access to a general store with post office, ancient parish church, primary school, public house and the recently built Marcham Centre which offers a wide range of community events combined with excellent recreational facilities.. Useful distances include Abingdon town (circa.3 miles), Oxford City (circa.6 miles) and Didcot town (circa. 10 miles) with its useful mainline railway station to London Paddington.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: TBC

Tenure: Freehold

EPC: A













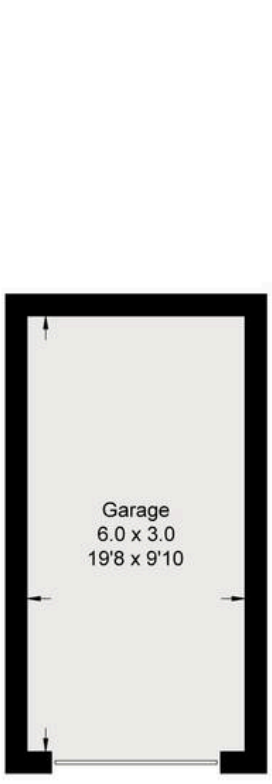
Key Features

- Inviting entrance hall leading to cloakroom and separate utility room and separate study
- Spacious separate living room with double doors leading to the rear gardens
- Stunning 26' open-plan lifestyle room incorporating a stylish selection of floor and wall units complemented by many built-in electrical appliances matching central island
- Open-plan lifestyle room featuring flexible dining/family areas complemented by large bay window and double doors leading to rear garden
- Delightful master bedroom with built-in double wardrobe cupboards and en-suite facilities
- Three further spacious bedrooms (two benefiting from open countryside views) complemented by four piece family bathroom with white suite
- Front gardens incorporating private parking facilities (complemented by an EV charging point) leading to the garage with light and power
- Fully enclosed rear gardens with patio - the whole enclosed by walling and fencing
- In roof solar panels helping to create a highly energy efficient family home and NHBC backed 10 year builders warranty and the property is available for immediate occupancy

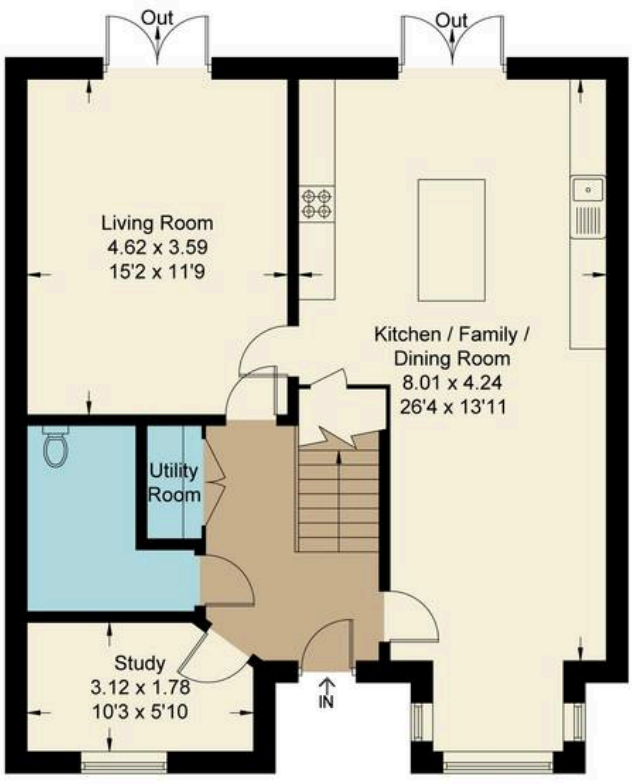
Attractive open countryside views feature with

Plot 44, Packhorse Lane, OX13

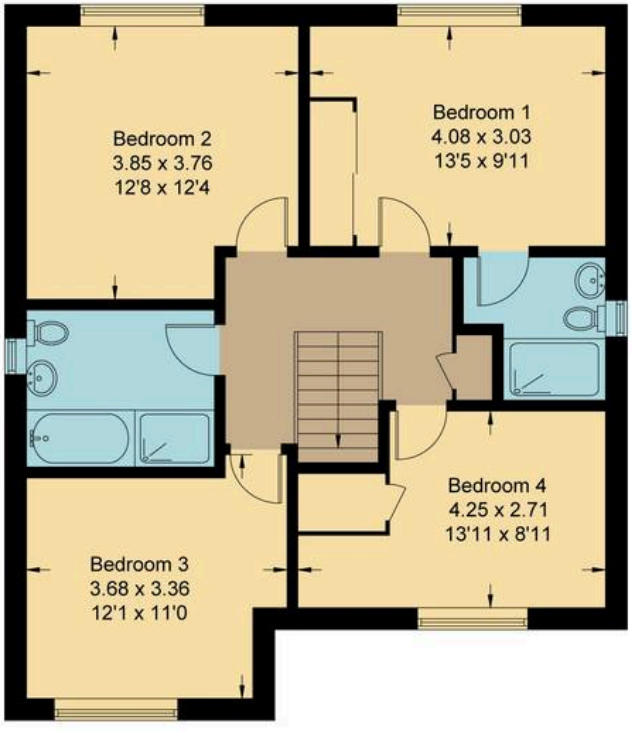
Approximate Gross Internal Area = 137.90 sq m / 1484 sq ft
Garage = 18.0 sq m / 194 sq ft
Total = 155.90 sq m / 1678 sq ft
For identification only - Not to scale



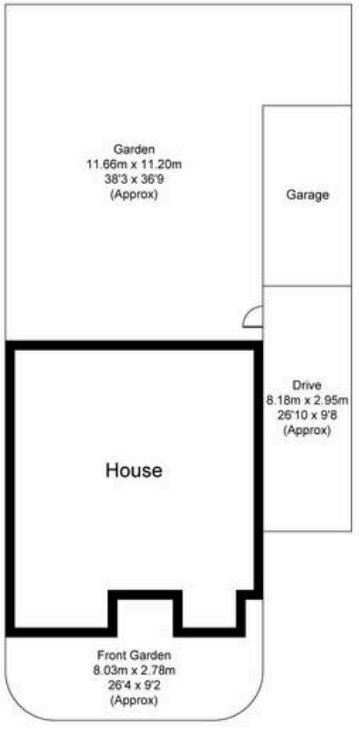
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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