



25 The Green, Marsh Baldon, OX44 9LJ



25 The Green, Marsh Baldon

An exceptional semi-detached cottage, having undergone a comprehensive program of extension and refurbishment, overlooking the green and cricket pitch, in this highly regarded village.



Tenure - Freehold

The property offers superbly appointed accommodation with care taken to balance charm and character with high-quality contemporary fittings.

The cottage features a spacious entrance with a flagstone floor that extends throughout most of the ground floor. It also includes a living room with an exposed stone wall and bi-fold doors, as well as a further reception room/study with a brick fireplace and parquet floor. The generously proportioned kitchen/dining room is the hub of the cottage, with a large island unit, integrated appliances, doors out to the rear garden, a separate utility, and a cloakroom.

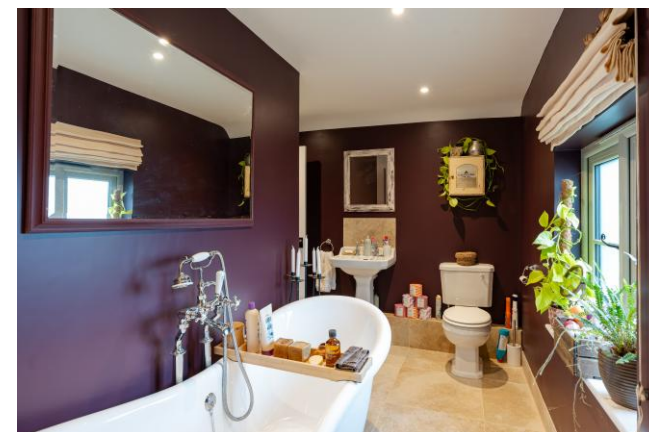




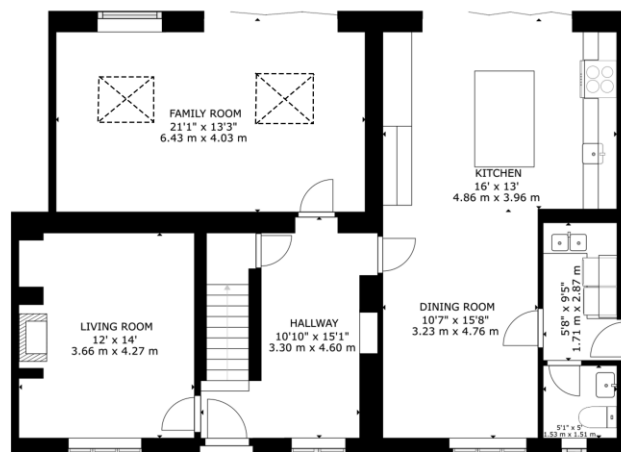
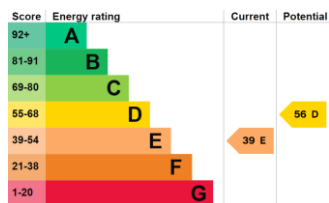
The first floor offers an impressive principal bedroom with an en-suite shower room, three further bedrooms, and a bathroom featuring a roll-top bath and walk-in shower.

Outside, a gravel driveway provides ample parking, with gated side access to the attractive rear gardens, bounded by mature trees, mostly laid to lawn with a garden patio.

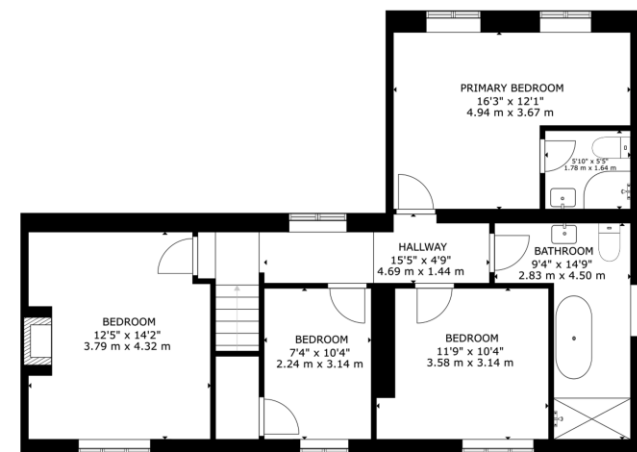
Overall, this is a remarkable property that combines comfort and quality, with versatile living space in a quintessential English village setting.



Directions: From our offices head towards High Street, continue onto Castle Street, continue onto Shillingford Road, continue onto Wallingford Road. At the roundabout, take the 1st exit. Continue onto Henley Rd/A4074. At the roundabout, take the 2nd exit and stay on A4074, turn right onto Baldon Lane, turn right and the property will be on the left.



FLOOR 1



FLOOR 2

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROSS INTERNAL AREA
FLOOR 1: 1170 sq ft, 108.74 m², FLOOR 2: 886 sq ft, 82.3 m²
TOTAL: 2056 sq ft, 191.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.