



Kings Avenue, Marcham, OX13 6QA

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

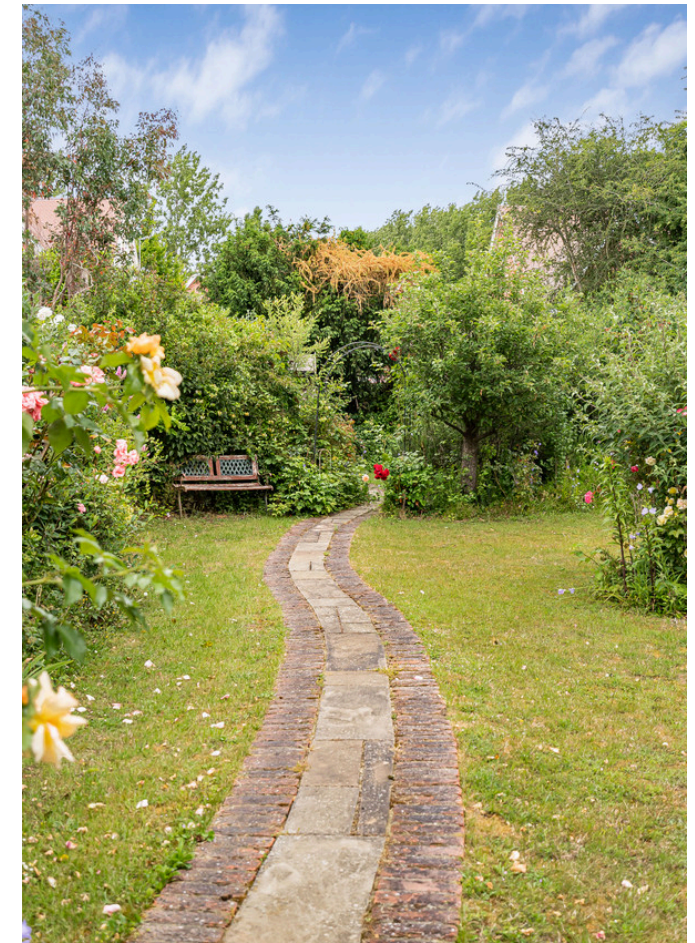
An extended and well maintained four-bedroom family home, tucked away on a quiet no-through road in the heart of this sought-after and well-connected village, just a short drive from both Abingdon and Oxford.

This spacious property provides light-filled, flexible accommodation designed for modern family life. From the welcoming entrance hall, a front-aspect sitting room opens via double doors to a second reception/dining room, which in turn leads out to the garden. The extended kitchen/breakfast room is a particular highlight, enjoying views over the mature rear garden and offering excellent space for everyday dining. A generous ground floor cloakroom completes the ground floor.

Upstairs, there are four bedrooms – a generous master, two further doubles, and a single – all served by a family bathroom with a white suite.

The rear garden is a standout feature: private, spacious, and thoughtfully landscaped, with a pergola dividing the lawn, mature borders, and climbing roses providing a tranquil backdrop. To the front, there is a further lawned garden with established planting, ample driveway parking, and access to an integral single garage.





Key Features

- Extended four-bedroom family home
- Quiet no-through road location
- Spacious 22ft sitting room
- Separate dining room with garden access
- Extended kitchen/breakfast room
- Ground floor cloakroom
- Private rear garden with mature planting
- Driveway parking and integral garage
- EPC Rating D - Council Tax Band E



The Location

Kings Avenue enjoys a peaceful position within the highly regarded village of Marcham, located just a short distance from Abingdon. The village offers a strong sense of community together with a range of local amenities, including a primary school, village shop, post office, public house, village hall, and a network of scenic countryside walks.

Well placed for commuters, Marcham provides excellent access to the A34, linking Oxford, Didcot, Newbury, and the M40/M4. Didcot Parkway railway station is within easy reach and offers fast services to London Paddington.

The nearby market town of Abingdon provides a wider range of shopping, leisure and recreational facilities, along with highly regarded schools and attractive riverside walks along the Thames.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.

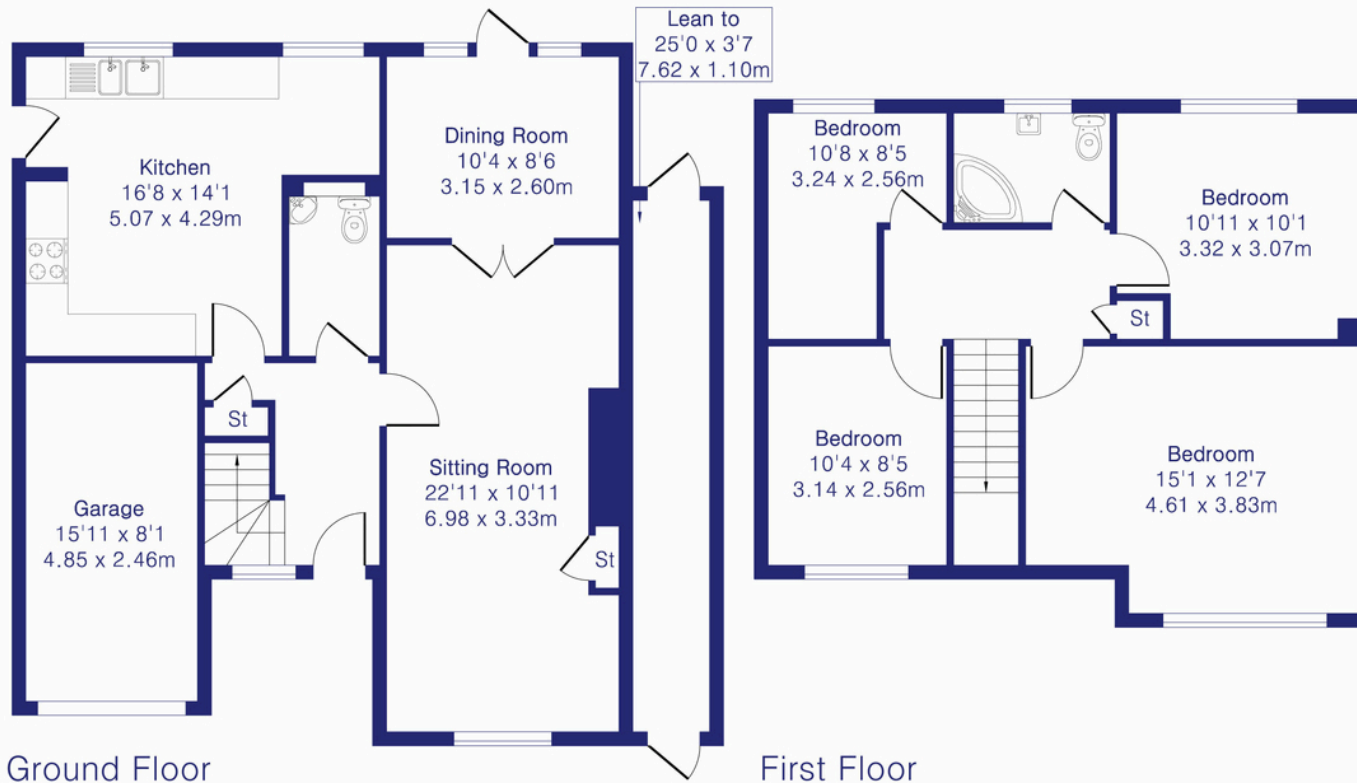


Approximate Gross Internal Area 1288 sq ft - 119 sq m (Excluding Garage)

Ground Floor Area 670 sq ft – 62 sq m

First Floor Area 618 sq ft – 57 sq m

Garage Area 129 sq ft – 12 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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