



47 Willow Farm, Marcham OX13 6FP

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47 Willow Farm

Offered to the market in exemplary condition throughout a three-bedroom, two-bathroom home well situated within this sought after and well serviced Oxfordshire village benefiting from generous driveway parking and landscaped rear gardens, offered to the market with no onward chain.

Willow Farm is well-situated in an end of cul-de-sac position within this small, select village development. Marcham is a popular village situated only 3 miles from Abingdon town, and offers easy vehicular access to Oxford city and the M4 motorway. The village offers many amenities including general store with post office, ancient parish church, primary school and nursery, public house and new village hall with ample social and sporting facilities. Useful distances include Abingdon town (circa. 3 miles), Oxford city (circa. 6 miles) and Didcot town with its useful mainline railway station to London Paddington (circa. 10 miles).

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Council Tax band: D

Tenure: Freehold

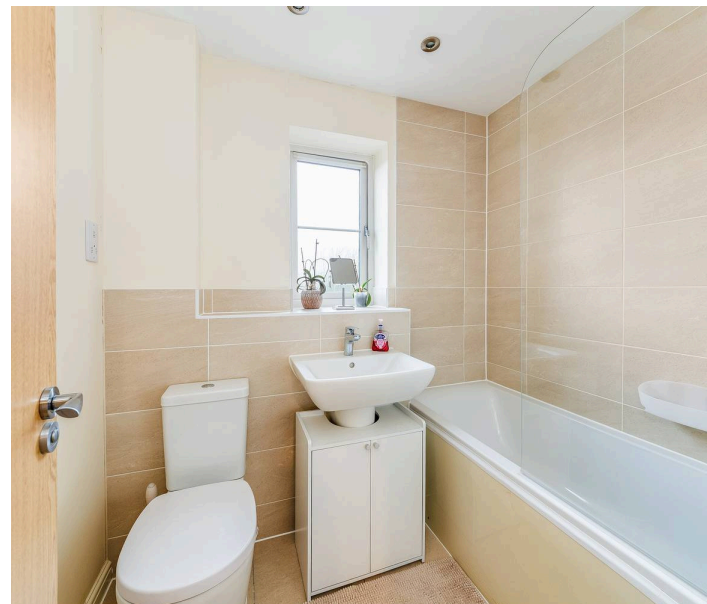
EPC: B





Key Features

- Entrance hall with doors to all principal rooms with stairwell to the first floor and ground floor WC
- To the front aspect is a contemporary fitted kitchen and breakfast room with integral oven/hob and space for dishwasher and washing machine
- The living room is of particular note, a spacious room spanning the full width of the house with a window and glazed double doors opening out onto the gardens complemented by a under stairs store
- The master bedroom benefits from a contemporary shower en-suite and fitted wardrobe cupboards
- Two further spacious bedrooms complimented by family bathroom with white suite
- Externally the property benefits from landscape gardens with a full width paved terrace, gated side access and timber shed and driveway parking for multiple vehicles with EV charging point





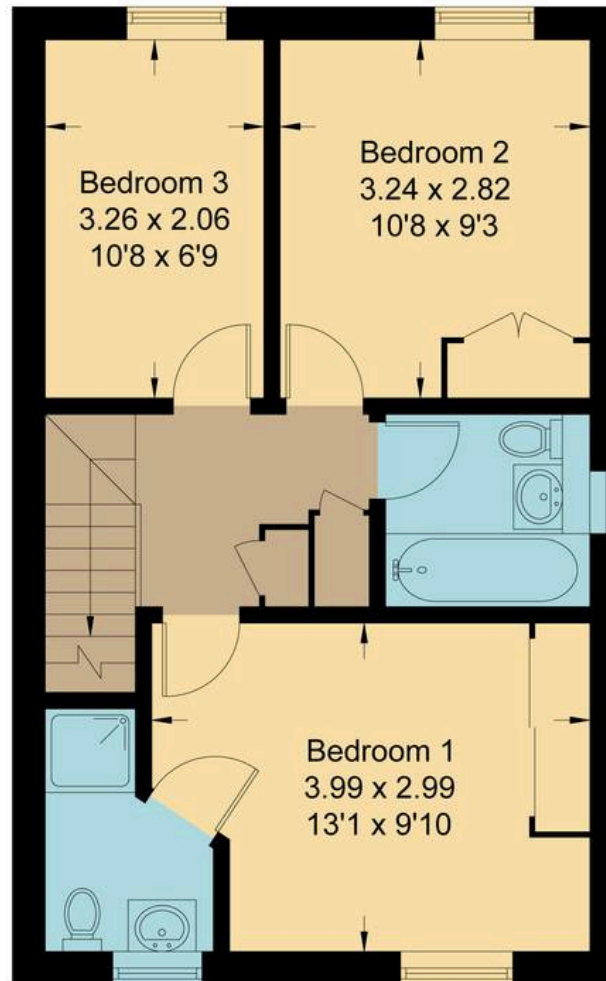
Willow Farm, OX13

Approximate Gross Internal Area = 82.30 sq m / 886 sq ft

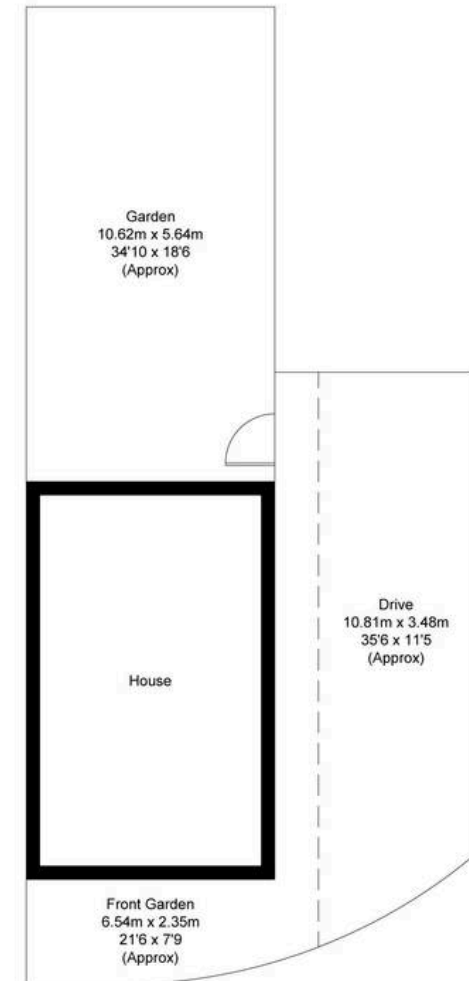
For identification only - Not to scale



Ground Floor



First Floor



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