



The Farthings, Marcham, OX13 6QD

Guide Price £795,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within a private cul-de-sac in the sought-after village of Marcham, this impressive four-bedroom detached home is set within a brick wall boundary and boasts beautifully maintained gardens and excellent outside space. The front of the property features manicured lawns, with a side garden providing access to the rear via a pathway. The generous rear garden offers a patio area, lawn, and a greenhouse to the far end, creating an ideal space for both relaxation and gardening. To the rear of the property, a double garage with power and lighting is complemented by a double-width driveway, providing ample off-road parking.

Internally, the property opens into a spacious and welcoming entrance hall. The ground floor offers a well-balanced layout, including a convenient downstairs WC, a generous dining room with a bay window, and a well-appointed kitchen with lime stone tiled flooring and ample storage. A separate utility room sits just off the kitchen and provides direct access to the garden. An extended, dual aspect study offers an ideal work-from-home space, while the large living room is filled with natural light and leads through to a conservatory overlooking the rear garden.

Upstairs, a bright and airy landing provides access to four well-proportioned double bedrooms, all benefitting from built-in wardrobes. The principal bedroom features a modern ensuite with floor-to-ceiling tiling, while the family bathroom is similarly finished to a high standard. Additional storage is available via the loft space, completing the well-designed accommodation.





Key Features

- Four-bedroom detached family home
- Beautiful, and private rear garden
- Double garage with double driveway
- Study on the ground floor, with four double bedrooms upstairs
- En-suite into primary bedroom
- Built in wardrobes in all bedrooms
- Large dining room, and large living room
- Conservatory to the rear
- EPC Rating: D
- Council Tax: G



The Location

Marcham is a highly regarded Oxfordshire village, offering a blend of rural charm and excellent connectivity. The village benefits from a strong sense of community, with local amenities including a village shop, public house, primary school, and regular bus services.

Ideally positioned just a short distance from Abingdon-on-Thames, residents enjoy easy access to a wider range of shopping, dining, and leisure facilities. The nearby A34 provides convenient links to Oxford, Didcot, and the M40, making Marcham an excellent choice for commuters.

Surrounded by picturesque countryside, the area offers numerous walking and cycling routes, while still being within easy reach of major transport connections, including rail services from Didcot Parkway to London Paddington.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private double driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.

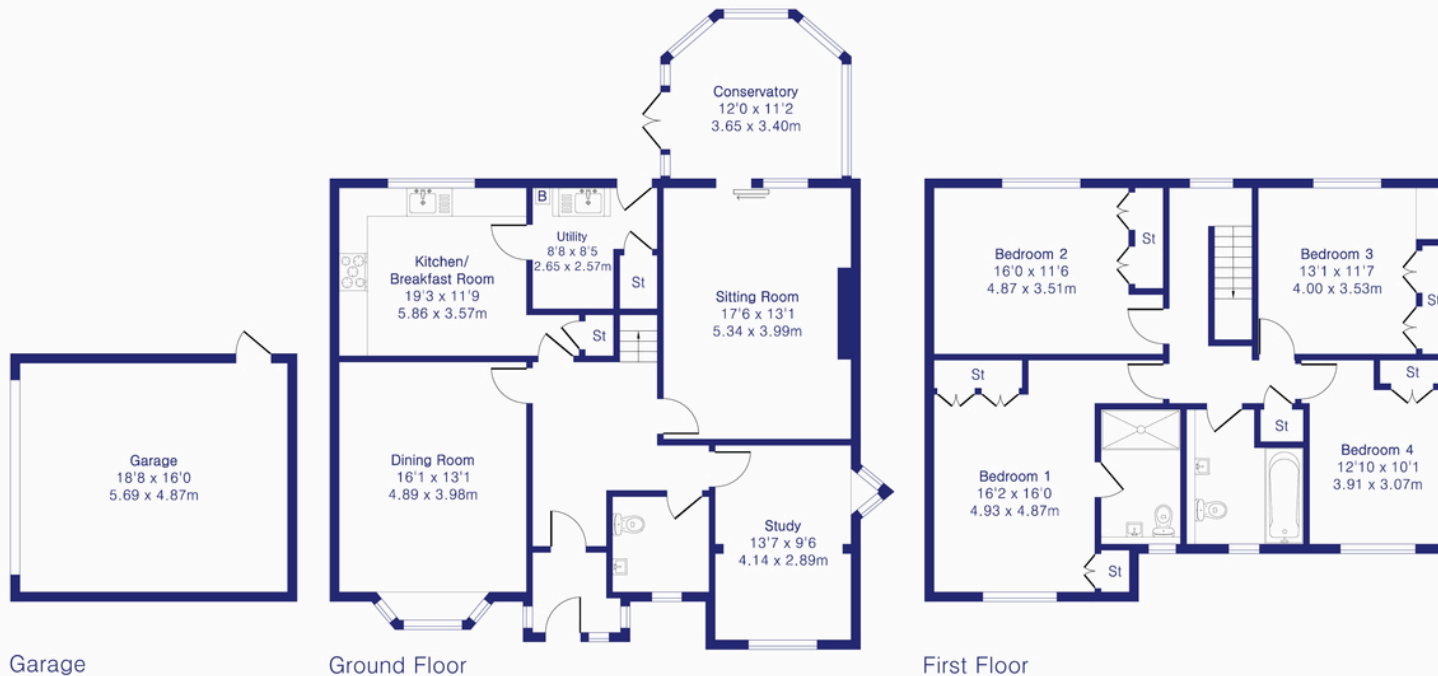


Approximate Gross Internal Area 2180 sq ft - 203 sq m (Excluding Garage)

Ground Floor Area 1225 sq ft – 114 sq m

First Floor Area 955 sq ft – 89 sq m

Garage Area 299 sq ft – 28 sq m



Garage

Ground Floor

First Floor

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