



Higgins Row, Marcham, OX13 6NG

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Ground Floor

The ground floor features a light-filled layout centred on a premium German-manufactured kitchen equipped with Neff integrated appliances and a separate utility room. The impressive double-aspect living room serves as the heart of the home, featuring solid oak doors and French doors that open to the garden. The entire level is finished to an exacting specification, blending contemporary design with practical mews-style living.

First Floor

Upstairs, the airy accommodation comprises three versatile bedrooms and high-end sanitary ware. The principal bedroom benefits from a stylish Jack & Jill en-suite, while the second double bedroom enjoys its own private en-suite shower room. Each space is thoughtfully designed with a superior electrical specification and large windows that maximise natural light, ensuring a consistent sense of well-being.

Externals

Built just five years ago as part of an exclusive contemporary quartet, the exterior offers a stylish take on the traditional village cottage. The private, westerly-facing rear garden features a low-maintenance artificial lawn, paved dining patio, and raised timber planters. To the front, traditional stone walling and a distinctive façade ensure the property sits perfectly within its desirable, eclectic street scene.





Key Features

- One of an exclusive quartet of contemporary village homes.
- High-spec design featuring integrated Neff appliances.
- Double-aspect lounge with French doors to the garden.
- Includes a principal room with Jack & Jill en-suite.
- Second bedroom features its own dedicated private shower room.
- Solid oak interior doors and high-quality sanitary ware throughout.
- Private, low-maintenance rear garden with a sun-trap patio.
- Constructed only five years ago with an excellent electrical specification.
- EPC Rating C - Council Tax Band D



The Location

Close to the heart of Marcham, a medium size village providing a range of everyday amenities catering adequately for its local community.

Conveniently located just 2 miles to the west of Abingdon-on-Thames, a thriving historic market town providing comprehensive shopping, schooling and recreational facilities. The A34 is within 1.5 miles, connecting northbound to Oxford (9 miles) and the M40, southbound to the M4. For commuters, Didcot Parkway is within 8 miles and provides a regular mainline connecting to London Paddington in as little as 36 minutes.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: 2 allocated parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



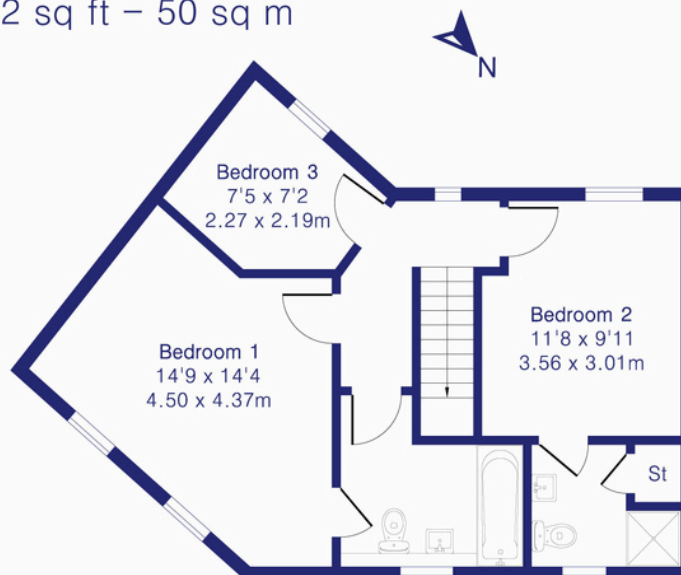
Approximate Gross Internal Area 1084 sq ft - 100 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 542 sq ft – 50 sq m



Ground Floor



First Floor

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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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