



10 Plantation Avenue, Marcham PX13 6FS



# 10 Plantation Avenue

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Stunning, nearly new extended three bedroom semi-detached family home situated in a highly sought after village location offering many features including master bedroom with en-suite facilities, well equipped open plan kitchen and dining room and impressive further reception room overlooking the rear gardens.

Plantation Avenue 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

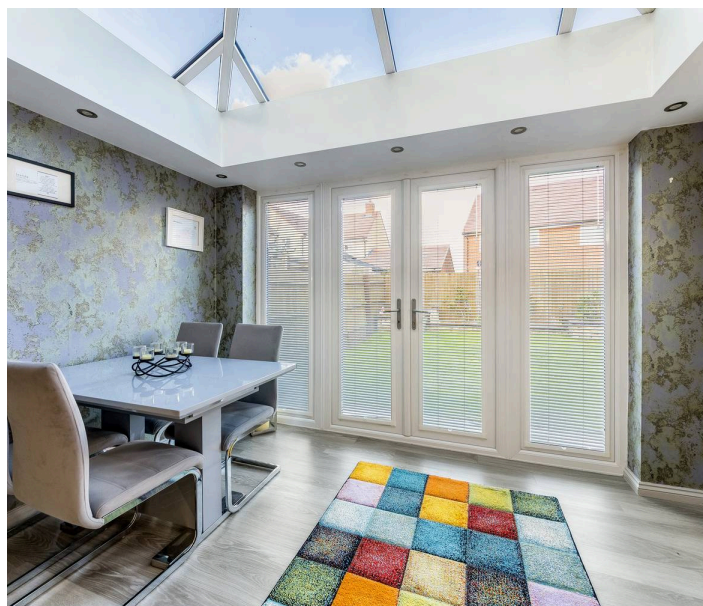
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: B

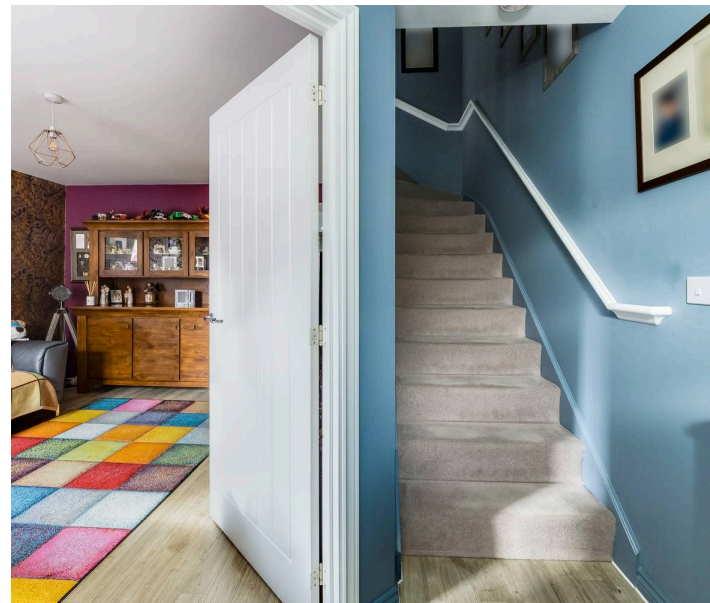




## Key Features

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- Inviting entrance hall leading spacious front facing formal lounge
- Impressive and spacious open kitchen and dining room featuring an excellent selection of floor and wall units with many built-in electrical appliances and useful cloakroom off
- Extended further reception room offering views over the attractive rear gardens
- Delightful master bedroom with built-in double wardrobe cupboards and en-suite shower room
- Two further spacious bedrooms complemented by family bathroom with contemporary white suite
- Attractive and fully enclosed rear gardens with patio and lawn with gated side access - the whole enclosed by fencing
- Front gardens leading to driveway parking and detached garage with power and light











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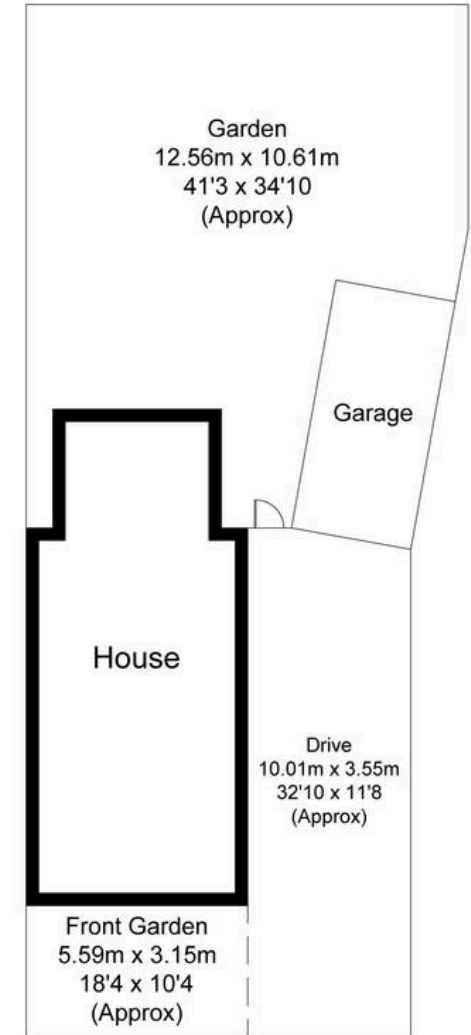
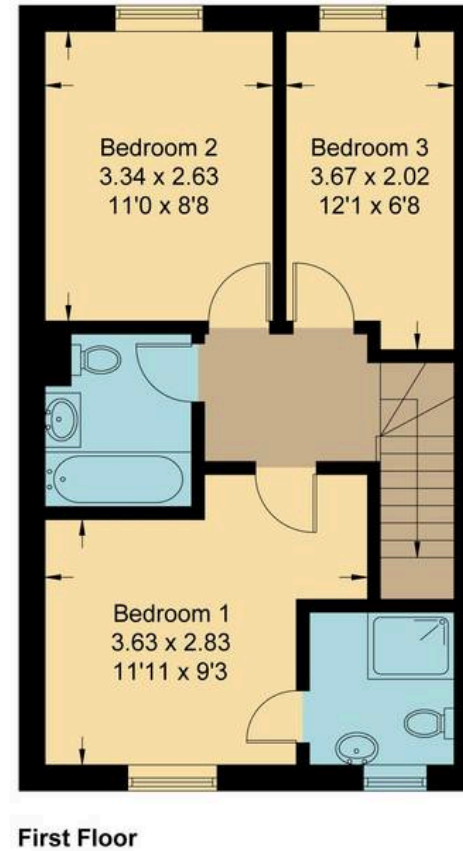
# Plantation Avenue, OX13

Approximate Gross Internal Area = 89.70 sq m / 966 sq ft

Garage = 17.60 sq m / 189 sq ft

Total = 107.30 sq m / 1155 sq ft

For identification only - Not to scale



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