

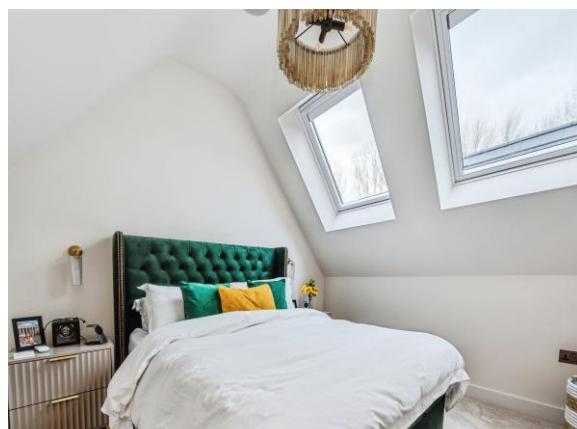


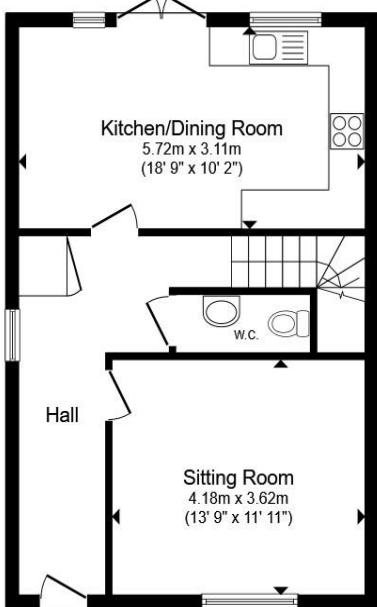
**Davies Edge, Marcham, ABINGDON, OX13 6TZ**

**welcome to**

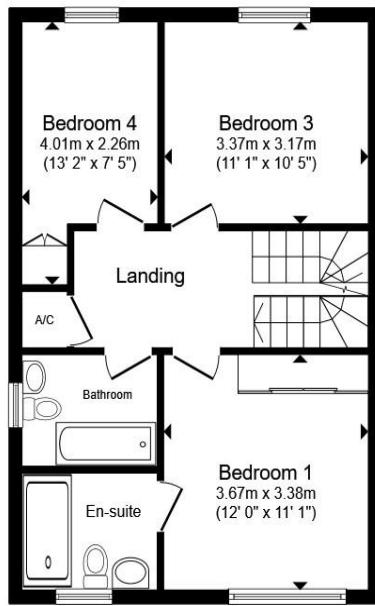
## **Davies Edge, Marcham ABINGDON**

Allen and Harris are proud to present this three/four-bedroom property situated in the popular village of Marcham on the edge of Abingdon, this property is presented in immaculate order throughout and is a must see. This property has the advantage of overlooking countryside to the front aspect and has the benefit of a very generous and well-appointed loft conversion, underfloor heating to the ground floor, air conditioning to the first-floor bedrooms and loft conversion. The property is approached via an entrance hall which gives access to the sitting room, kitchen/dining room and downstairs cloakroom, the sitting room is well appointed and overlooks countryside to the front aspect. The kitchen/dining room is generous in size and measures in excess of 18ft and includes a fully integrated kitchen with built in appliances, and doors opening out to the rear garden.

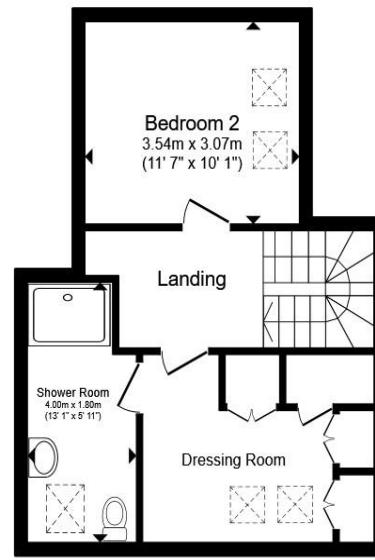




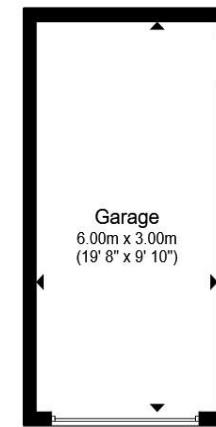
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Total floor area 155.8 m<sup>2</sup> (1,677 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Davies Edge, Marcham ABINGDON

- Three/Four-Bedroom Property
- 3 Bathrooms and WC
- Overlooks Countryside
- Underfloor Heating to The Ground Floor
- Air Conditioning To The First-Floor Bedrooms and Loft Conversion
- Kitchen With Built in Appliances
- Lighting Control Throughout & Ceiling Speakers
- Rear Garden Driveway and Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

**£550,000**



**view this property online** [allenandharris.co.uk/Property/ABI108560](http://allenandharris.co.uk/Property/ABI108560)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
ABI108560 - 0003

The first floor offers three generous bedrooms, a very well fitted and appointed family bathroom and an en-suite to the original master bedroom which offers a double shower cubicle with integrated shower.

The present owner has created a fantastic loft conversion offering amazing second floor accommodation which includes a bespoke dressing room, a master bedroom suite including a very generous en-suite shower room.

To the rear is the garden which has a patio area perfect for entertaining leading on to an area laid to astroturf lawn, and a side courtesy door into the garage.

To the side of the property is an ample driveway providing parking for several cars and leading to the garage.



Please note the marker reflects the postcode not the actual property



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