



Marcham, Abingdon, OX13 6FP

Guide Price £380,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Ground Floor

A welcoming entrance hall provides access to a cloakroom/WC and leads into the stylish front-facing kitchen/dining room, fitted with contemporary high-gloss units, wood-effect worktops and integrated appliances. To the rear, the spacious living room extends across the width of the property, featuring useful under-stairs storage and French doors opening directly onto the garden.

First Floor

The first floor offers three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a built-in wardrobe and en-suite shower room, while a second double bedroom and versatile third bedroom provide ideal space for family living, guests or home working. The family bathroom is fitted with a bath, shower over, wash basin and WC.

Outside

The landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring a generous patio, artificial lawn, mature planting, pergola seating area and storage shed. A block-paved driveway to the side provides tandem off-road parking, an EV charging point and gated access to the rear garden.





Key Features

- Three-bedroom family home
- Principal bedroom with en-suite
- Stylish kitchen/dining room
- Spacious rear living room
- Modern family bathroom
- Landscaped low-maintenance garden
- Driveway parking with EV charger
- Sought-after Marcham village location
- EPC Rating B - Council Tax Band D



The Location

Willow Farm is situated within the highly regarded village of Marcham, a thriving community just 2 miles west of Abingdon. The village offers a range of everyday amenities including a convenience store, post office, public house, village hall, recreation ground and a well-regarded primary school, making it particularly popular with families.

The village enjoys excellent connectivity, with easy access to Abingdon, Oxford and Didcot, while the nearby A34 provides convenient links to the M4, M40 and wider motorway network. Didcot Parkway station is within easy reach, offering regular mainline services to London Paddington in approximately 40 minutes.

Surrounded by attractive Oxfordshire countryside, Marcham combines the charm of village living with excellent commuter links and access to a wide range of shopping, leisure and educational facilities.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



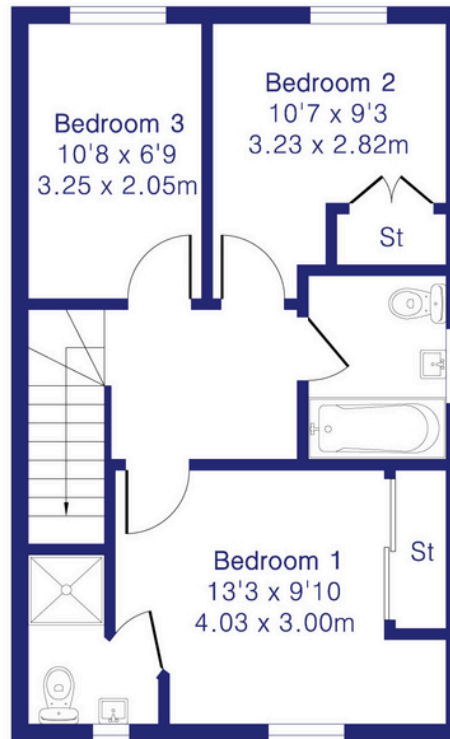
Approximate Gross Internal Area 880 sq ft - 82 sq m

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 440 sq ft – 41 sq m



Ground Floor



First Floor



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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