



27 The Gap, Marcham OX13 6NJ



27 The Gap

Situated in the heart of this highly desirable Oxfordshire village, a handsome red brick end of terrace family home offering huge potential to extend and re-model subject to the relevant consents, complemented by a mature plot totalling 0.18 of an acre, offered to the market with the security of no onward chain.

The Gap is a very pleasant no-through, non-estate location ;within the heart of this popular village offering easy pedestrian access to many nearby amenities including post office, ancient parish church, primary school, public house and good sporting facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 10 miles), Abingdon town (circa. 3 miles) and Didcot with its mainline railway station (circa. 8 miles) to London Paddington, ideal for commuters.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: D





Key Features

- Entrance hall with stairs rising to the first floor and door into the living room
- Good sized living room to the front aspect with feature fireplace and ample storage space
- Fitted kitchen to the rear aspect with pantry cupboard and views over the mature gardens
- Inner lobby with door out to the garden as well as door leading to the ground floor bathroom with white suite
- Timber garden room/conservatory
- To the first floor are three well proportioned bedrooms
- Externally the property benefits from a mature sizable plot with ample driveway parking to the front leading to a prefabricated single garage and side access to the garden
- The rear garden is of particular note offering genuine scope to substantially extend the existing accommodation whilst retaining a sizeable garden with mature trees & shrubs











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Approximate Gross Internal Area = 91.50 sq m / 985 sq ft

Garage = 9.0 sq m / 97 sq ft

Total = 100.5 sq m / 1082 sq ft

For identification only - Not to scale



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