



Anson Close, Marcham, OX13 6QF

Guide Price £365,000 Freehold

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The Property

The ground floor offers well-planned and versatile living accommodation, with a welcoming entrance hall featuring a useful cloakroom for coats and shoes. The spacious open-plan kitchen/dining room enjoys windows to both the front and rear aspects, creating a bright and practical space for everyday living and entertaining, with a range of modern units and ample room for dining. A separate sitting room provides a comfortable place to relax and flows through to an extended family room, offering additional reception space with French doors opening onto the rear garden. The extension also benefits from a convenient downstairs WC.

The first floor comprises three bedrooms, offering flexible accommodation for families, guests, or those working from home. These are served by a modern family bathroom fitted with a white suite. A useful airing cupboard houses the new (2025) combination boiler, while double glazing and gas central heating are provided throughout.

Outside, the property benefits from a larger-than-average south-facing rear garden, fully enclosed and thoughtfully arranged with lawn and patio areas ideal for outdoor dining and entertaining. Just a few steps from the house is a separate garage, providing excellent storage or parking potential, and benefiting from its own off-grid power supply.





Key Features

- Three-bedroom family home
- Extended ground floor creating excellent family living space
- Open-plan kitchen/dining room
- Downstairs cloakroom
- Larger-than-average South-facing garden with patio & lawn
- Garage located opposite the property
- Quiet cul-de-sac location
- Well-positioned within a popular village setting
- EPC Rating C - Council Tax Band D



The Location

Situated on a well-maintained cul-de-sac in the popular village of Marcham, Anson Close enjoys a peaceful residential setting while remaining exceptionally well connected. The village offers a strong sense of community, a primary school, village hall, public house, cricket club and a range of everyday amenities.

The nearby market town of Abingdon provides a wider selection of shopping, leisure and dining facilities, while the historic city of Oxford is within easy reach for employment, education and cultural attractions.

For commuters, excellent road links are available via the A34, providing convenient access to the M40, M4 and wider motorway network. Regular rail services can be found at Didcot Parkway Railway Station, offering direct connections to London Paddington, Oxford and Reading.

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 parking and garaging.

The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.

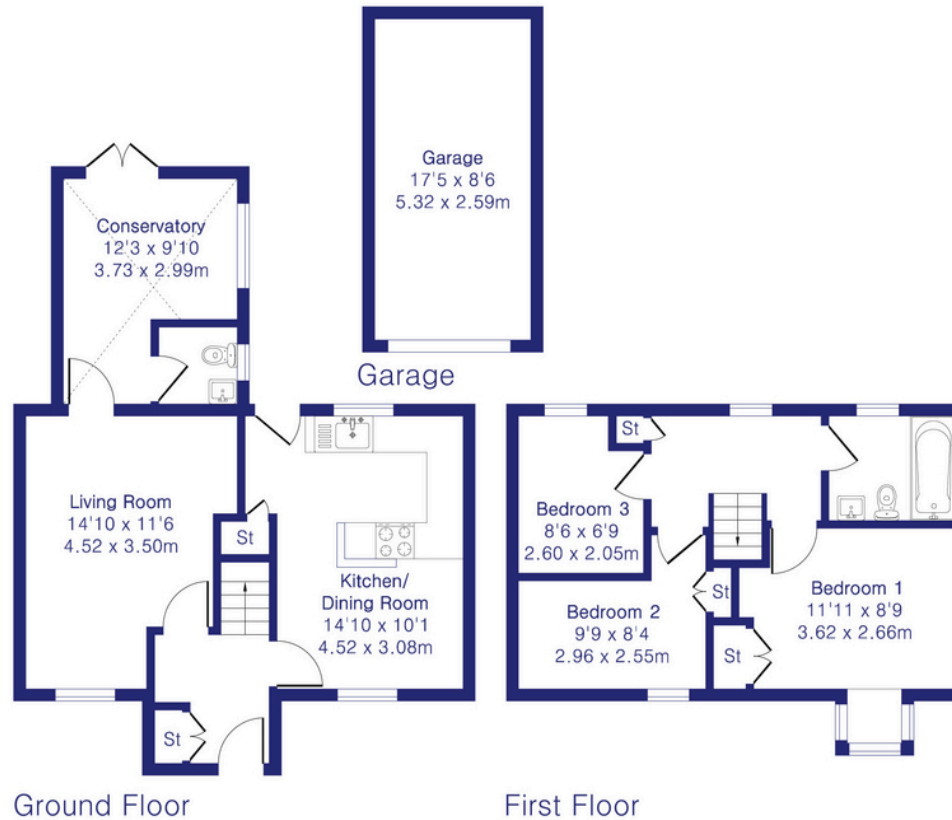


Approximate Gross Internal Area 1008 sq ft - 94 sq m (Including Garage)

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 361 sq ft – 34 sq m

Garage Area 148 sq ft – 14 sq m



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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