



The Farthings, Marcham, Abingdon, OX13 6QD

welcome to

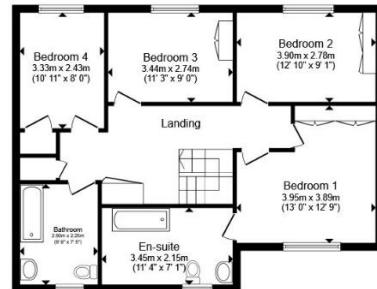
The Farthings, Marcham Abingdon

Allen and Harris are proud to present this four-bedroom detached residence, which is situated in this highly select and popular cul-de-sac, it is situated in a highly desirable location towards the end of this small, development consisting of only substantial four and five bedroom detached homes. This particular property backs on to the former Denman college grounds and therefore offers a significant degree of privacy to the rear. The property is situated within the desirable and well serviced Oxfordshire village of Marcham. Offered to the market with no onward chain. The property is approached via a very generous entrance hall which gives access to two reception rooms, a study, a utility room, and kitchen. The sitting room is very generous in size and measures approximately 24ft in length and has double glazed patio doors which give very pleasant views over the rear garden. The kitchen is also generous in size measuring in excess of 10ft in length and width. For convenience there is also a utility room and study, perfect for working from home, and an additional dining room which opens out to a very pleasant conservatory which overlooks the rear garden.

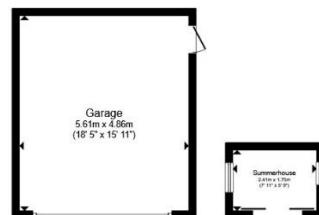




Ground Floor



First Floor



Outbuilding

Total floor area 195.8 m² (2,107 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



Entrance Hall

The property is approached via a very generous entrance hall, which provides access to the principal ground floor rooms, including two reception rooms, the kitchen, study, and utility room. The hallway creates a strong sense of arrival and excellent circulation throughout the ground floor, and features two generous under-stairs cupboards, providing excellent storage.

Sitting Room

A particularly spacious sitting room, measuring approximately 24ft in length, featuring double glazed patio doors that open out to and provide very pleasant views over the south-west facing rear garden, allowing plenty of natural light into the room. At the opposite end of the room, a bay window overlooks the well-presented front garden, giving the room a dual aspect and an excellent sense of light and space.

Dining Room

A separate dining room, ideal for entertaining, which opens directly into the conservatory, creating a flexible and sociable space for family living.

Conservatory

The conservatory enjoys views over the south-west facing rear garden, providing maximum sunlight throughout the afternoon and evening. This additional reception space is ideal for dining, relaxing, or enjoying the garden at any time of day.

Kitchen

A generously proportioned kitchen, measuring in excess of 10ft in both length and width, offering ample space for storage, preparation, and appliances. The kitchen enjoys pleasant views over the rear garden, creating a bright and practical everyday living space, and benefits from a new oven installed in January 2026. The room is well positioned for access to the dining room and utility room.

Utility Room

Conveniently located adjacent to the kitchen, the utility room provides additional storage and space for laundry appliances. The room also benefits from direct access to the side entrance of the property, making it particularly practical for everyday use.

Study

A useful study, ideal for working from home, offering a quiet and practical workspace separate from the main living areas.

Master Bedroom

A generous principal bedroom with ample space for wardrobes and bedroom furniture. The room benefits from a substantial en-suite bathroom and enjoys a front aspect, providing natural light and a pleasant view over the property's frontage. Built-in wardrobes offer excellent storage.

Bedroom Two

A well-proportioned double bedroom with built-in wardrobes, offering a bright and airy space suitable for family or guests.

Bedroom Three

A spacious bedroom with built-in wardrobes, ideal as a children's room or home office.

Bedroom Four

A comfortable fourth bedroom with built-in wardrobes, perfect for guests or use as a hobby or study space.

W/C

A very generous family bathroom fitted with a modern suite, including bath, WC, and wash hand basin, providing ample space for everyday family use.

Outside

At the rear, the property features a well-established and well-presented south-west facing garden, offering a degree of privacy rarely seen in properties of this age. The garden includes a variety of mature shrubs and bushes, a summer house, and a shed for storage. There is access to the double garage, which benefits from light and power. To the front, the driveway provides parking for several vehicles.

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The Farthings, Marcham Abingdon

- Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.
- Four Bedroom Detached
- Situated in Desirable Village of Marcham
- Built in Wardrobes
- En-Suite Bathroom to Master Bedroom
- Well-Presented Rear Garden
- Double Garage and Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£700,000



view this property online allenandharris.co.uk/Property/ABI108514

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Property Ref:
ABI108514 - 0007

The first floor offers four generous bedrooms all of which have built in wardrobes, the master bedroom enjoys a substantial en-suite bathroom, and a very generous family bathroom.

To the rear is the centre piece of this property which is a very well-established and well-presented rear garden with a selection of mature shrubs and bushes, a summer house and access to the double garage, the rear garden offers a degree of privacy not often seen on this age of property. The double garage offers light and power and parking for several vehicles on the driveway to the front of the property.



Please note the marker reflects the postcode not the actual property



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