



Oliver  
James

2 Hyde Copse,  
Marcham,  
Abingdon, OX13 6PT

**£560,000**

**Description**

The property is situated in a small close of 8 similar detached homes well placed for easy walking distance of the village school and amenities.

Spacious four bedroom detached family home overs 2191sq ft of space including the large single garage and garden office building which can also be used as a hobbies room or home gym if desired.

The ground floor offers a double aspect sitting room and kitchen/dining room, both 24 ft in length along with a large reception hall/study area, cloakroom and utility room.

There is also the option of a home office with kitchenette in the far end part of the house which currently is separated with the fourth bedroom and second shower room above to form a income from a rental opportunity, this can also form an annexe if required.

On the first floor of the house there are three bedrooms, a large shower room (formed from a previous bathroom) and a door from the landing into fourth bedroom with en-suite above the office/kitchenette.

Central heating is gas to radiators and there is double glazing with new carpets in many of the rooms. Recent re-decoration has been carried out and the property is set ready for updating the bathrooms and kitchen with the buyers own style.





Outside there is a twin driveway and an oversized single garage to one side. Access via a pathway to the other side of the house to the rear garden which is a good size, enclosed and west facing. In the garden is a detached building suitable for an home office, hobbies room or gym.

**Location**

Marcham is ideally located only 2 miles West of the A34 offering excellent access to Abingdon, Oxford and Didcot Parkway with its direct rail links to London Paddington in less than 40 minutes.

Amenities within the village include village store with post office, public house, church, active village cricket club and the sought-after village primary school and nursery school. The newly built village hall offers a community café.

The nearby market town of Abingdon and city of Oxford provide a more extensive range of shops, facilities and entertainment. Off North Street lies New Road, leading to what was previously Denman College and the historic All Saints' Church.

Abingdon 2 miles, Oxford 9 miles, Didcot Parkway 8 miles (trains to London Paddington in 40 minutes), M4 (J.13) 16 miles

**Agent Notes**

The property is Freehold and benefits from mains drainage, gas, electricity and water. The council tax is band E with the Vale of White Horse DC and the EPC rating is D.



Approximate Gross Internal Area  
 Ground Floor = 97.6 sq m / 1,050 sq ft  
 First Floor = 69.8 sq m / 751 sq ft  
 Garage / Home Office = 36.2 sq m / 390 sq ft  
 Total = 203.6 sq m / 2,191 sq ft

# Oliver James

For further information, please contact:

**Abingdon Office**  
[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)  
 T: 01235 555007



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Oliver James



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.