



86 Howard Cornish Road, Marcham OX13 6PU



86 Howard Cornish Road

Large and superbly presented four bedroom detached family home offering recently extended and completely refurbished accommodation within this desirable village location close to nearby amenities complemented by an attached double garage and attractive south west facing rear gardens

86 Howard Cornish Road is well-situated within the heart of this very popular village, situated only 3 miles from Abingdon town, and offers easy vehicular access to Oxford city and the M4 motorway. The village offers many amenities including general store with post office, ancient parish church, thriving primary school, public house and excellent sporting facilities, all within a short walk from the property. Useful distances include Abingdon town (circa. 3 miles), Oxford city (circa. 6 miles) and Didcot town with its useful mainline railway station to London Paddington (circa. 10 miles).

Leave Abingdon town centre via Ock Street and continue out of Abingdon proceeding under the A34 and continue into the village of Marcham. Take the first turning right onto Howard Cornish Road, where No. 86 can be found a short way down on the left hand side.





Key Features

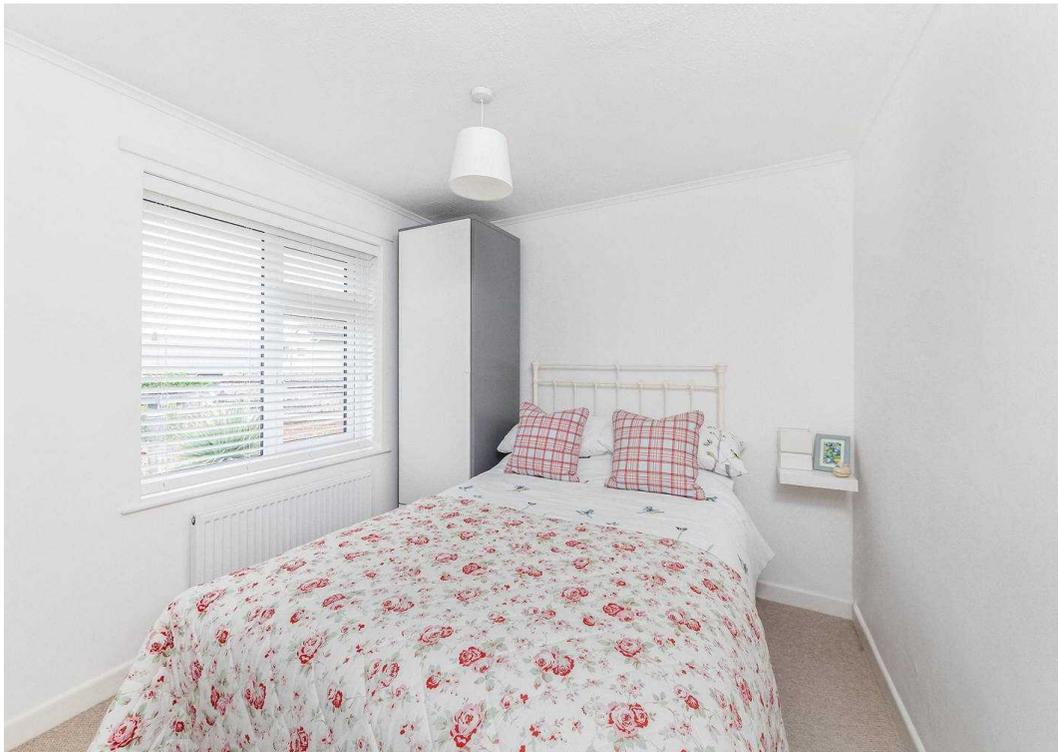
- Enclosed entrance porch leading to large and inviting entrance hall with stylishly refitted ground floor shower room off and double doors leading to south west facing rear gardens
- Delightful separate and very light and airy double aspect living room with attractive central open fireplace
- Desirable double aspect open plan kitchen/dining/family room featuring stylish selection of refitted floor and wall units complemented by several built-in electrical appliances
- Spacious adjoining refitted boot room/utility room featuring three wall-to-wall tall storage cupboards and enamelled Belfast sink unit
- Four spacious first floor bedrooms complemented by family bathroom with refitted contemporary white suite
- Recent improvements include new electrical rewiring and consumer unit, new gas radiator central heating system (including new efficient condensing gas boiler) and PVC double glazed windows and doors
- Front gardens providing hard standing parking facilities for several vehicles leading to attached double garage benefitting from two new up and over doors
- Useful alternative hard standing space to the side of the property ideal for something such as a motorhome/caravan
- Attractive south west facing rear gardens featuring patio, lawn, wooden summerhouse, two wooden garden stores, greenhouse and pedestrian gates to both sides - the whole enclosed by fencing



Council Tax band: E Tenure: Freehold EPC: D



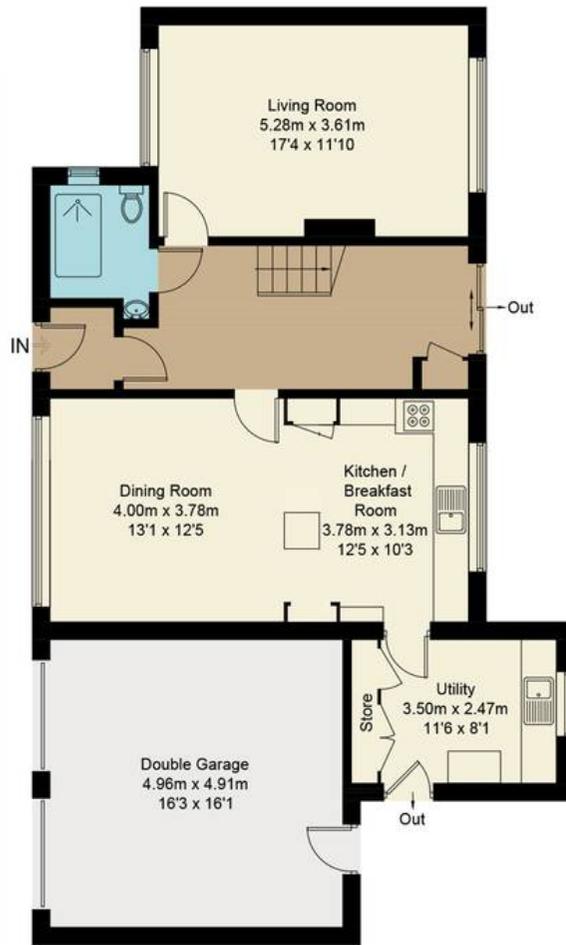






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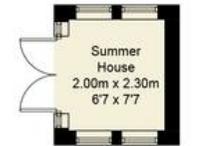
Approximate Gross Internal Area = 130.3 sq m / 1403 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Summer House = 4.8 sq m / 52 sq ft
 Total = 160.1 sq m / 1724 sq ft
 Sheds = 9.7 sq m / 104 sq ft



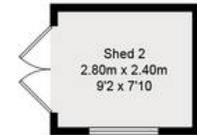
Ground Floor



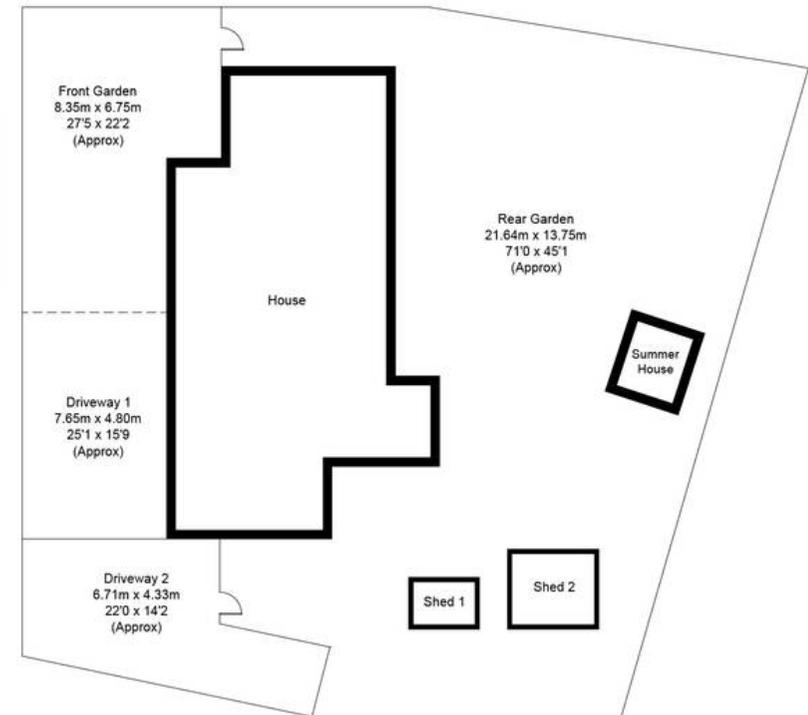
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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