



**Oliver
James**

FOR SALE
01235 555007
oliverjamesproperty.com

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James**



Fettiplace Road,
Marcham,
Nr Abingdon, OX13 6PL.

£400,000

Description

A detached house in this popular village 2 miles to the west of Abingdon.

Offering 1296 sq ft of space the property benefits from three double bedrooms and a first floor bathroom that has been converted into a shower room.

On the ground floor there is a cloakroom, sizeable reception hall, kitchen and large 21ft open plan reception room across the rear of the house with a bay window and doors opening onto the west facing garden.

Benefits include a light and airy feel, double glazing, gas central heating to radiators and a personal door from the hall into the integral Garage.

The property has been recently redecorated and ready for somebody to commit and put their own stamp on it, this may include converting the integral garage to further living space or extending the property subject to consents..





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 35 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

Agents Notes

The property is freehold.

Mains services are connected including gas, drainage, water and electricity.

The EPC rating is E and the Council Tax is band D with the Vale of White Horse DC.

The property has not flooded in the last 5 years.



Approximate Gross Internal Area
Ground Floor = 63.6 sq m / 684 sq ft
First Floor = 56.9 sq m / 612 sq ft
Total = 120.5 sq m / 1,296 sq ft
(Including Garage)



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For further information, please contact:

Abingdon Office

www.oliverjamesproperty.com

E: abingdon@oliverjamesproperty.com

T: 01235 555007

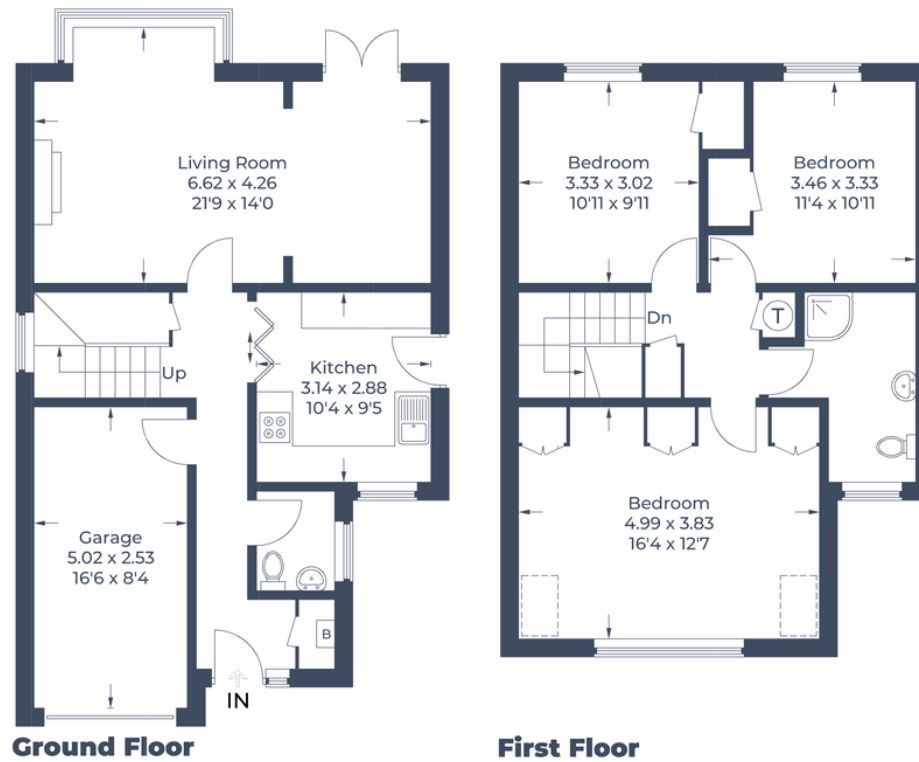


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