



45 Willow Farm, Marcham OX13 6FP



# 45 Willow Farm

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Impressive nearly new three bedroom semi-detached family home, well situated within this small select village development, offering superbly presented accommodation including master bedroom with en-suite facilities, stylish open plan kitchen/breakfast room and good size separate living room/dining room with double doors leading to well maintained gardens.

## Location

Willow Farm is well-situated in an end of cul-de-sac position within this small, select village development. Marcham is a 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, primary school and nursery, public house and new village hall with ample social and sporting facilities. 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).

**Bedrooms: 3**

**Bathrooms: 2**

**Reception Rooms: 1**

**Council Tax band: D**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: B**





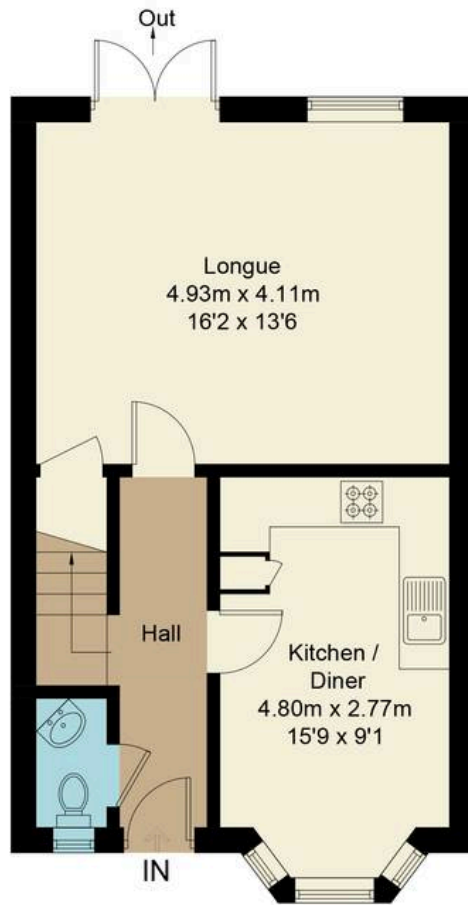
## Key Features

- Entrance hall leading to ground floor cloakroom
- Well equipped kitchen/breakfast room offering an excellent selection of floor and wall units complemented by many built-in electrical appliances, ceramic tile flooring and recess LED downlighting
- Impressive open plan living room/dining room with double doors leading to well maintained rear gardens
- Delightful first floor main double bedroom with fitted wardrobe cupboards and en-suite shower room
- Two further bedrooms complemented by family bathroom with contemporary white suite
- PVC double glazed windows, mains gas radiator central heating, the remainder of the original builders guarantee and the sellers are buying brand new property, putting the end of chain in sight
- Front gardens providing block paved hard standing parking facilities for two vehicles side by side. These are complemented by further private parking facility situated a short walk from the property
- Well maintained rear gardens featuring patio and extensive lawn and wooden garden store - the whole enclosed by fencing

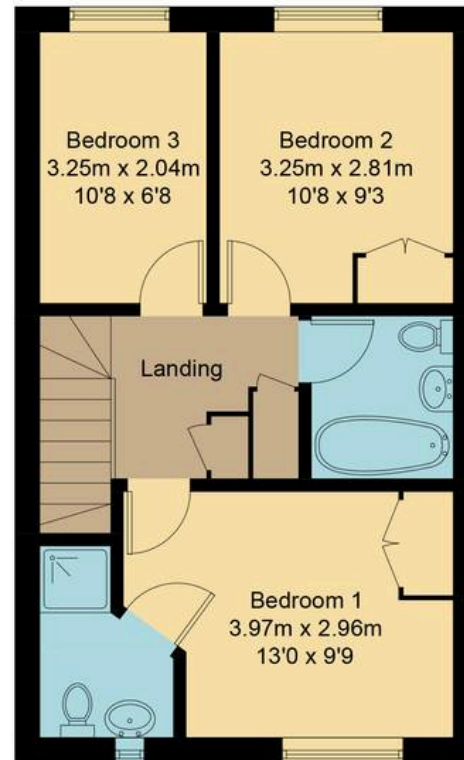


# Willow Farm, OX14

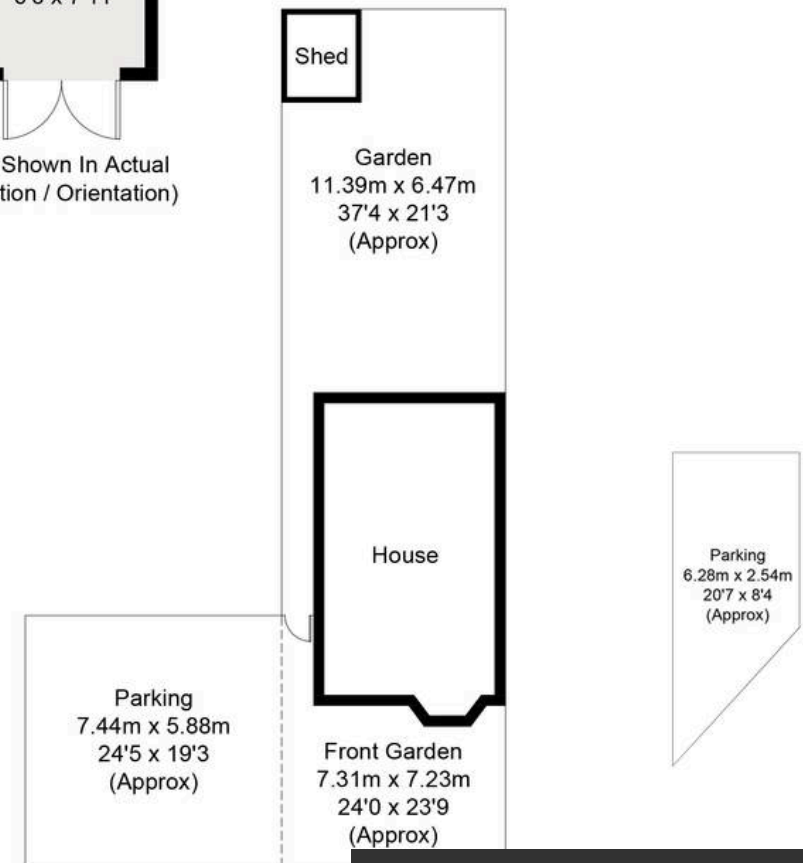
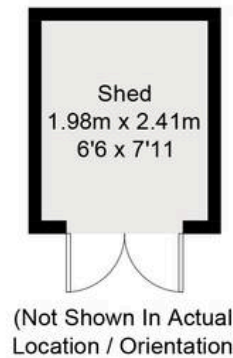
Approximate Gross Internal Area = 84.9 sq m / 914 sq ft  
Shed = 4.8 sq m / 52 sq ft



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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