

The Green, Marcham, OX13 6NE

Guide Price £895,000 Freehold

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The Property

A substantial five-bedroom family home, set on a generous plot in the heart of this highly sought-after village.

Built around 20 years ago using attractive Cotswold stone and red brick, the property enjoys a prime position set back from the road, offering both privacy and excellent potential.

The well-planned accommodation includes a welcoming entrance hall, cloakroom, a spacious sitting room with bay window, a formal dining room, and a versatile study—perfect for home working. To the rear, a large kitchen with adjoining family and dining space, complemented by a separate utility room, creates a flexible layout ideal for modern living.

Upstairs, the generous principal bedroom features built-in wardrobes and an en-suite shower room. Four further well-proportioned bedrooms are served by a family bathroom.

The property is solidly built and provides an excellent footprint, now offering scope for sympathetic updating—allowing the next owners to add their own style and value.

Outside, the home is set within a large front garden and a private rear garden, together with a double heritage-style carport, secure storage, and driveway parking for up to four vehicles.







Key Features

- Substantial 5-bedroom family home in desirable Marcham village
- Built 20 years ago in attractive Cotswold stone & red brick
- Spacious sitting room, formal dining room & study
- Large kitchen with family/dining area & separate utility
- Principal bedroom with en-suite; four further bedrooms
- Large front & private rear gardens with double carport
- Driveway parking for up to four vehicles
- Excellent village amenities & easy access to A34, Abingdon & Oxford
- EPC Rating C - Council Tax Band G







The Location

The Green is at the heart of the picturesque village of Marcham, a vibrant and well-connected community just a couple of miles west of Abingdon. The village offers a range of local amenities including a primary school, nursery, church, pub, village shop and community centre, making it ideal for family life.

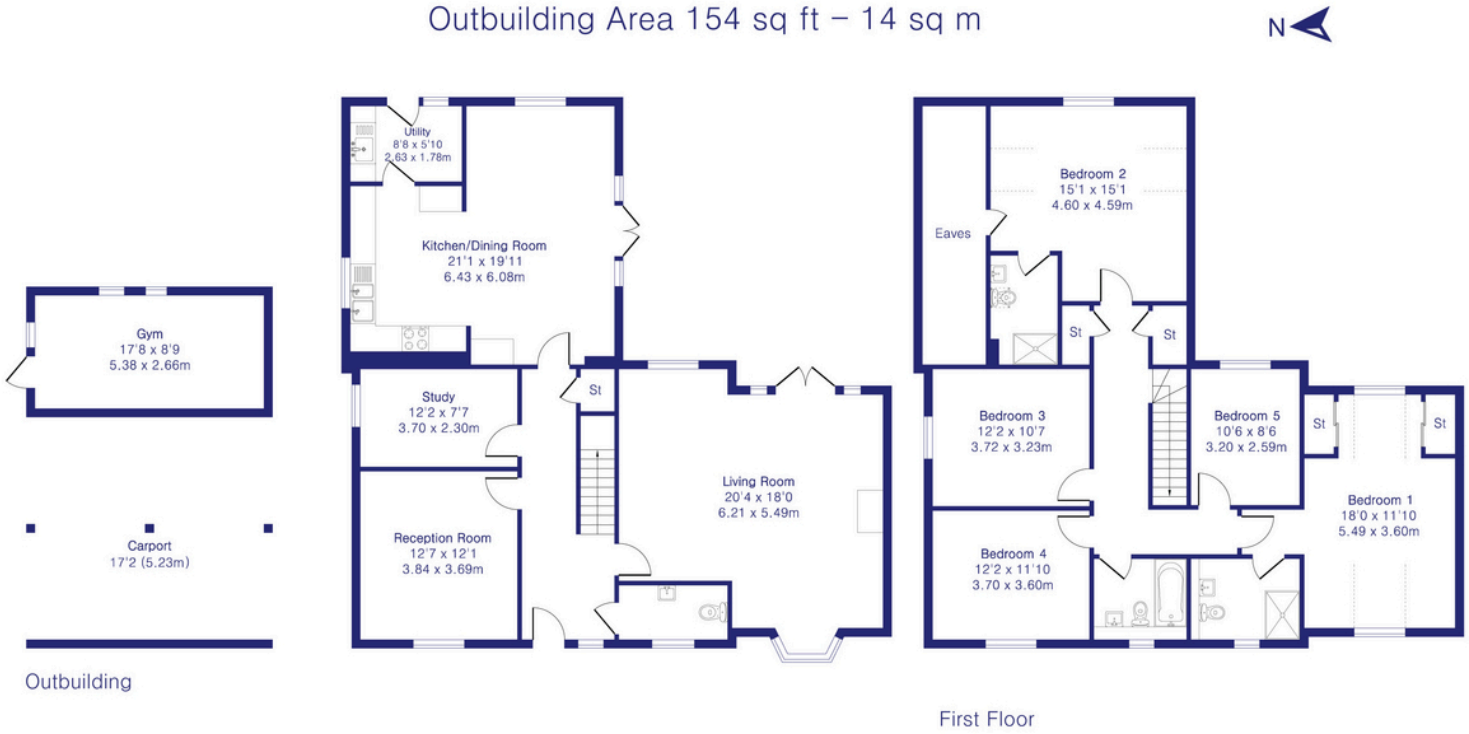
For commuters, Marcham provides excellent access to the A34, linking to Oxford, Didcot, Milton Park and the wider motorway network. Didcot Parkway railway station, with fast services to London Paddington, is also within easy reach.

Surrounded by open countryside, residents can enjoy scenic walks and a traditional village atmosphere while still being close to the shops, restaurants and leisure facilities of nearby Abingdon and Oxford.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

Approximate Gross Internal Area 2340 sq ft - 217 sq m
(Excluding Outbuilding)

Ground Floor Area 1227 sq ft – 114 sq m
First Floor Area 1113 sq ft – 103 sq m
Outbuilding Area 154 sq ft – 14 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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