



THOMAS
MERRIFIELD
SALES LETTINGS

5 Hyde Copse
Marcham, Oxon, OX13 6PT

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An imposing, substantial and well positioned family home overlooking open fields to the rear. Extremely well located at the head of a cul-de-sac in this highly sought after and well serviced Oxfordshire village.

- Extended and renovated to provide 2395 Sq. ft of accommodation
- Three reception rooms
- Re-fitted kitchen with separate utility room
- Five first floor bedrooms and two bathrooms
- Every room is network connected for reliable, fast internet connection
- Heated double garage with led spot lights
- Block paved driveway for four vehicles
- Mature rear garden with fruit trees and full width patio

Marcham is an extremely well-located medium size semi-rural village providing a range of facilities catering adequately for its local community, including village pub and local store. Just 2 miles west of the historic market town of Abingdon on Thames which provides more comprehensive shopping, schooling and recreational facilities. For commuters, Didcot Parkway is within 8 miles and provides a main line connection to London Paddington in approximately 45 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Frilford Heath Golf Club is within 3 miles and provides 3 scenic 18-hole courses.

Guide Price £650,000
FREEHOLD





THE PROPERTY

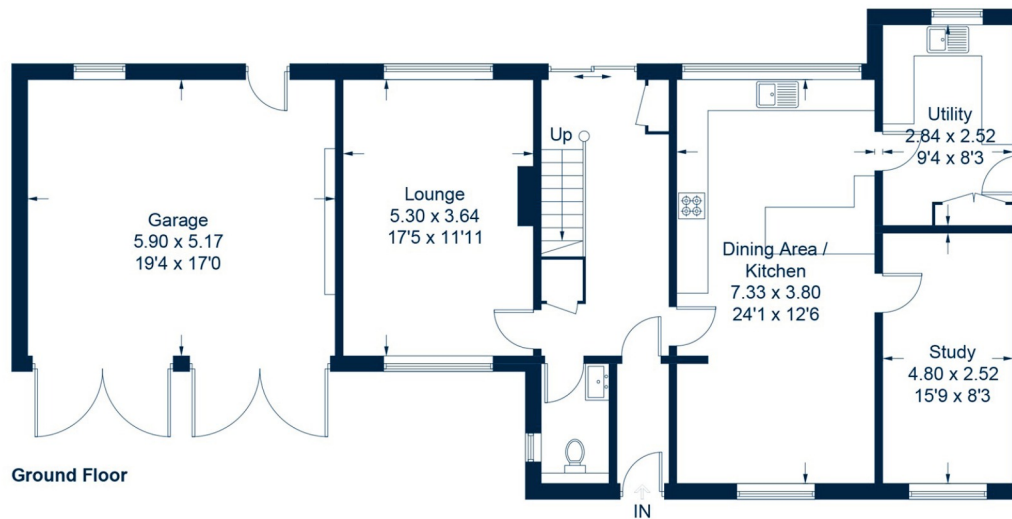
With accommodation comprising of a generous entrance hall, complete with engineered oak flooring, under stairs storage cupboard and sliding doors opening onto the rear patio. The living room is double aspect with engineered oak flooring and a striking slate feature fireplace. The double aspect social kitchen forms the heart of the home, with a dining/informal living area to the front aspect, the contemporary fitted kitchen features marble worktops and a slate detailed breakfast bar. With integral gas hob and electric oven plus space for under counter fridge and dishwasher. The kitchen flows through to the utility/boot room, with floor and wall units, marble worktops, space and plumbing for washing machine, tumble dryer and fridge freezer. Off the dining area is a further reception room, perfect for a generous study or maybe a playroom for the children. The re-fitted contemporary WC completes the ground floor accommodation. Stairs with oak and glass bannisters lead up to the first-floor landing. The landing is flooded with natural light having three windows to the front aspect plus a large walk in storeroom, and separate linen cupboard. The master bedroom, accessed through double doors benefits from a full suite of wardrobes, stunning views over open fields and a sizeable en-suite with oversize walk in shower. The stunning, fully tiled family bathroom is of particular note, with an oversize walk in shower, separate bath and vanity sink unit. The rear garden offers excellent degrees of privacy, whilst enjoying views across open fields.



Approximate Gross Internal Area
 Ground Floor = 93.4 sq m / 1,005 sq ft
 First Floor = 94.1 sq m / 1,013 sq ft
 Garage / Shed = 35.9 sq m / 386 sq ft
 Total = 223.4 sq m / 2,404 sq ft



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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