



THOMAS
MERRIFIELD
SALES LETTINGS

11 Leas Lane
Marcham, Oxon, OX13 6FT

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A wonderfully positioned, detached family home on a corner plot with views over open fields. A substantial residence in exceptional order, well located in this highly regarded Oxfordshire village.

- Executive detached home
- Three reception rooms
- Four bedrooms all with fitted wardrobes
- Three bathrooms
- Double garage and generous parking
- Versatile accommodation
- Council Tax Band G
- EPC Rating: B

On the semi-rural northern outskirts of this historic 'community village' just 3 miles west of Abingdon on Thames which offers a broad range of shopping and recreational amenities in addition to an excellent choice of schools within Abingdon itself and the surrounding area catering for all ages.

The nearby A34 connect northbound to Oxford (just 9 miles) and the M40, southbound to the M4. Didcot Parkway is within 8 miles and provides a regular fast train link to London Paddington in approximately 45 minutes. Frilford Heath Golf Club is within 3 miles and provides three 18 hole championship quality courses.

GUIDE £700,000
FREEHOLD



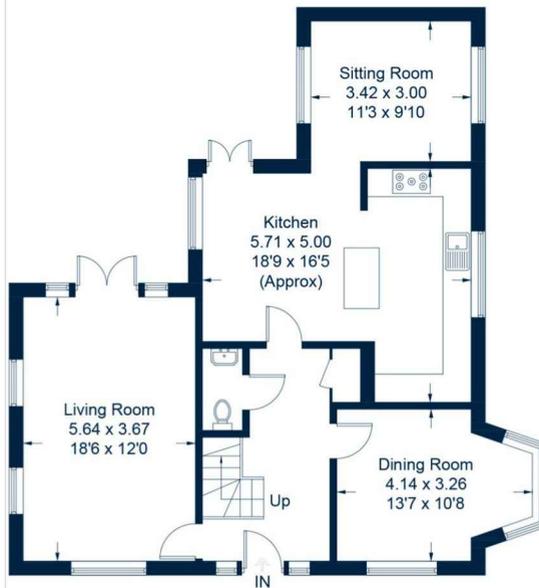


THE PROPERTY

A superb family home set in a commanding position with a most pleasant outlook over open countryside. With generously proportioned and versatile living accommodation over two floors. A spacious entrance hall welcomes you into the house, to the right is the double aspect dining room with bay window. To the left, the triple aspect living room, a wonderfully light space with French doors opening onto the paved rear terrace. The heart of the home is undoubtedly the social kitchen/dining/family room overlooking the gardens. With a fully integrated kitchen to include a dishwasher, fridge, freezer, washing machine and five ring gas hob, double aspect with an island and French doors opening onto the terrace. With ample room for dining and a highly versatile reception area, perfect for an informal living room. A modern WC completes the ground floor accommodation. To the first floor are four well-proportioned bedrooms, all with fitted wardrobes. The master suite is of particular note with a dressing area including suite of built in wardrobes, generous shower en-suite and bedroom. Bedroom two also benefits from a good size shower en-suite. Two further bedrooms and the family bathroom with separate shower and bath complete the accommodation. Externally the property benefits from a detached double garage and ample driveway parking. On a sizeable corner plot, with substantive lawn to the front, gated side access to the side and rear landscaped gardens.



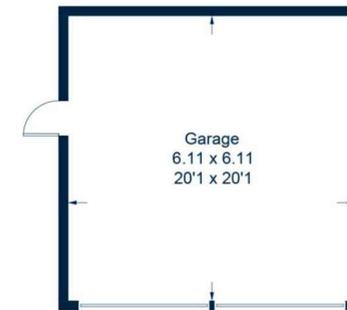
Approximate Gross Internal Area
Ground Floor = 82.6 sq m / 889 sq ft
First Floor = 75.6 sq m / 814 sq ft
Garage = 37.2 sq m / 400 sq ft
Total = 195.4 sq m / 2,103 sq ft



Ground Floor



First 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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