



THOMAS
MERRIFIELD
SALES LETTINGS

4 Barrow Close
Marcham, Oxon, OX13 6TY

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A superior detached family residence of exceptional quality, fabulous lifestyle features and generous gardens, one of only 5 in a private road overlooking the cricket green. Just 2 miles west of Abingdon

- 2289 sq ft accommodation plus garage.
- High quality double glazing throughout
- Gas central heating (radiators)
- Sublime kitchen/dining/family room
- Separate sitting room and study
- Family bathroom and 2 en-suites
- Balance of ten year NHBC
- Council Tax Band G
- EPC Rating: B
- SIMPLY MUST BE SEEN

DIRECTIONS: Proceed out of Abingdon in a westerly direction, over the roundabout (under the A34 flyover and on toward Marcham village. Upon entering the village turn right just before the traffic lights into Howard Cornish Road. Turn first left into Morland Road, then left after a short distance toward Marcham Community centre, turning almost immediately left again into Barrow Close, where the property will be found toward the end of this private no through road on the left hand side.

GUIDE £875,000
FREEHOLD





Tucked away toward the head of a private no through road comprising similar distinguished homes directly overlooking the tree fringed village cricket/recreational green within the heart of the highly regarded and extremely well located medium size village, providing for most everyday community requirements. Located within 3 miles to the west of the A34 connecting northbound to Oxford (9 miles) and the M40, southbound to the M4. Didcot Parkway is just 10 miles to the south/east providing a regular mainline connection to London Paddington in as little as 36 minutes. Abingdon's historic Thameside town centre is just 2 miles away, providing comprehensive, shopping, schooling and recreational amenities. Frilford Heath Golf club is with 3 miles and provides three 18 hole championship quality courses.



Built approximately 2 years ago by Thomas Homes, who have an established reputation for innovation and quality, and subsequently extended to provide a family room with valuated ceiling and bi-fold door leading out onto larger than average rear gardens with sizeable alfresco dining area. Traditional design features blend seamlessly with practical, contemporary and lifestyle elements, all of which is presented in show home condition.

Entering the main residence via a welcoming hall way with feature staircase and part galleried landing conveys an immediate sense of arrival and well-being. The interior features soon become evident, with bespoke enhancements to the cloakroom replicated within all the wet rooms, not least the fabulous family orientated kitchen/dining room with comprehensive integrated appliances (separate utility room off) and versatile family/garden room with vaulted ceiling. The lovely double aspect sitting room directly overlooks the green and there is a separate study/play room also. The master bedroom boasts a wardrobe rich dressing area in addition to feature en-suite with the second bedroom/guest bedroom also providing a sizeable en-suite. Like the rest of the house, bedrooms 3 and 4 are light and airy.

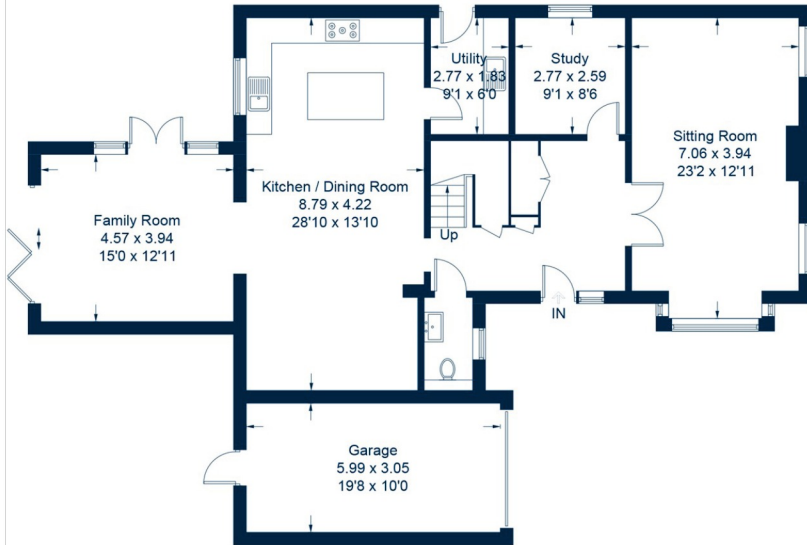


Attractive planting scheme to the front garden with long private drive to single garage. Generous rear garden with neighbouring tree fringed back drop affording a high degree of privacy.

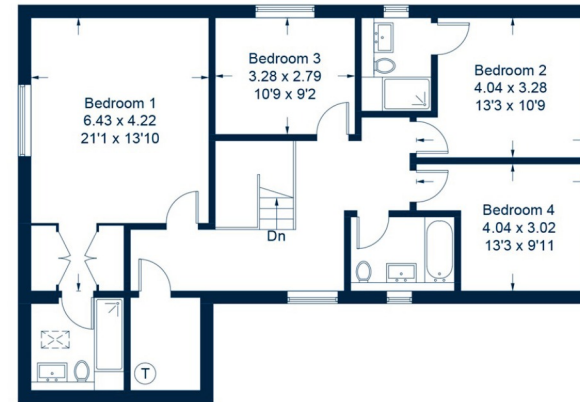




Approximate Gross Internal Area
 Ground Floor = 118.2 sq m / 1,272 sq ft
 First Floor = 94.5 sq m / 1,017 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 231.1 sq m / 2,487 sq ft



Ground Floor



First Floor

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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