



THOMAS
MERRIFIELD
SALES LETTINGS

Courtenay House
39 North Street, Marcham, Oxon, OX13 6NQ

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Welcome to this exquisite four-bedroom detached house that has undergone a lavish renovation, showcasing the epitome of modern elegance. Situated in a picturesque setting within Marcham.

- Renovated throughout
- Open Plan Living / Dining
- Superbly fitted kitchen with built in appliances
- Indoor/outdoor living
- Underfloor heating
- Four bedrooms
- Wrap around garden
- Outbuilding with power
- Council Tax Band F
- EPC Rating: D

Marcham is a well-located medium size village, just two miles to the west of Abingdon-on-Thames, a thriving historic market town providing comprehensive shopping, schooling and recreational amenities. Marcham itself has a community run Post Office/store, public house, scenic church, a Junior School and active community centre. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Didcot Parkway (11 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes. Frilford Golf Club is within three miles.



GUIDE £950,000
FREEHOLD



As you approach the property, you'll notice plenty of off-road parking available, and access to both sides of this impressive and manicured, wrap-around garden.

The property harmoniously provides indoor/outdoor living with the pairing of the bi-fold doors and the glass veranda canopy, perfect for sunny days and entertaining friends and family.

Upon entering, you're greeted by a bright and spacious hallway leading to all rooms, including a large study/playroom/5th bedroom, a downstairs cloakroom, utility space and an open floor plan, seamlessly merge with living, dining, and kitchen areas.

The interiors have been rejuvenated with contemporary design elements, high-quality fixtures, creating a sophisticated yet welcoming ambiance.

The kitchen is a great family room, boasting state-of-the-art appliances, ample storage, and a stylish island for culinary endeavours. Upstairs are four bedrooms, three of which are doubles and one single. All of which are light, bright and airy.

The property has ample storage with every bedroom having built in cupboards.

Outside is an outbuilding incorporating what is currently being used as a gym/storage but could quite easily be converted to an office space, a playroom and/or a workshop.





The garden is extremely private, with a 10ft 18th century stone wall surrounding the 29m x 21m garden.

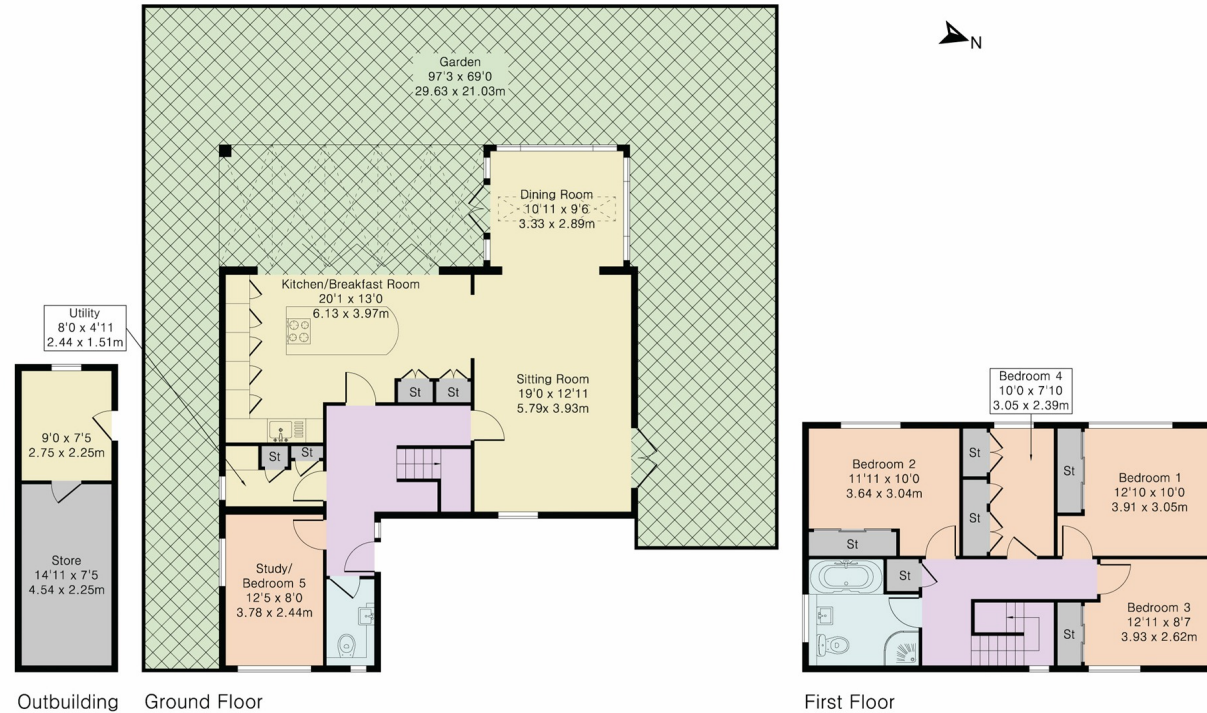
The privacy offered, along with the soothing sound of the in-built pond creates a tranquil space to relax.

Viewings are highly recommended.





Approximate Gross Internal Area 1737 sq ft – 162 sq m
 Ground Floor Area 912 sq ft – 85 sq m
 First Floor Area 647 sq ft – 60 sq m
 Outbuilding Area 178 sq ft – 17 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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