



26 Packhorse Lane, Marcham OX13 6NT

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26 Packhorse Lane

Large five bedroom house offering very flexible and well presented accommodation over three floors within this small village development complemented by enclosed south facing rear gardens leading to garage and private parking facilities approached from the rear, sold with no ongoing chain.

Location




26 Packhorse Lane forms part of this very popular and small modern development offering easy pedestrian access to the village's amenities including general store with post office, farm shop, ancient parish church, primary school, public house and excellent sporting facilities including cricket, football and tennis. The neighbouring village of Frilford Heath has a national standard three course golf club. The nearby market town of Abingdon and city of Oxford provide a more extensive range of amenities and a number of excellent state/private schools including Abingdon school, Chandlings Manor, St Helen & St Kathrine, Cothill, The Manor and Radley College. Useful distances including Abingdon town (circa. 3 miles), Oxford city (circa. 8 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Directions [what3words](#) – [shuttling](#).[permanent](#).[conquest](#)

Leave Abingdon on the A415 in a westerly direction towards Marcham. Continue under the A34 and proceed into the village of Marcham using Packhorse Lane. Proceed through the 'S' bend and just after the pedestrian crossing, turn left onto Mill Road. Take the first turning on the left hand side and proceed towards the end of this private road where the private parking space and garage for No. 26 are found on the left hand side.



- Entrance hall leading to cloakroom and well equipped open plan 16' kitchen/dining room offering good selection of floor and wall units complemented by several built-in electrical appliances and spacious 17' living room with double doors leading to south facing rear gardens
- Impressive first floor 14' master bedroom with built-in wardrobes cupboards and en-suite shower room, two further first floor bedrooms and family bathroom
- Two spacious top floor double bedrooms complemented further separate bathroom
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Well maintained south facing rear gardens featuring patio and lawn with gate providing access to the garage and private parking facilities

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|---|---|------------|------------------|----------|
| 5 |  | bedrooms | Council tax band | E |
| 2 |  | receptions | Tenure | Freehold |
| 3 |  | bathrooms | EPC rating | C |



Packhorse Lane, OX13

Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 144.4 sq m / 1554 sq ft
Garden Area = 108.7 sq m / 1170 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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