



38 Harding Way, Marcham OX13 6FJ

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38 Harding Way

Stunning and very spacious three bedroom family home well-situated in a very pleasant no-through location towards the edge of this small, select village development offering superbly presented accommodation throughout.

Location

38 Harding Way is well-situated within this small, select village development built to high standards only four years ago by reputable local builder Vanderbilt Homes. Marcham village offers amenities including post office, ancient parish church, primary school, public house and good sporting facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles). For commuters, Didcot mainline railway station is a short drive, ideal for London Paddington.

Directions what3words – ourselves.tank.running

Leave Abingdon town centre using Ock Street and continue across the mini-roundabouts onto the Marcham Road. Leave Abingdon in a westerly direction and proceed into the village of Marcham. Continue through the 'S' bend and turn right onto North Street. Continue for some way and turn right onto Harding Way where No. 38 is found on the left hand side, clearly indicated by the 'For Sale' board.



- Inviting entrance hall with hard tile floor leading to cloakroom
- Stylishly fitted 16' open-plan kitchen/dining room offering an excellent selection of floor and wall units and built-in electrical appliances
- Impressive 17' x 15' living room featuring double-glazed French doors overlooking the rear gardens
- First floor landing leading to stunning master suite including dressing area with two sets of built-in double wardrobe cupboards and stylish en-suite shower room
- Two further double bedrooms and four piece family bathroom including bath and further separate shower
- Double-glazed windows, mains gas radiator central heating and the remainder of the original builders guarantee
- Front gardens providing block-paved parking facilities leading to 20' integral garage
- Larger than average and fully enclosed rear gardens featuring patio and extensive lawn area

3  bedrooms

1  receptions

1  bathrooms

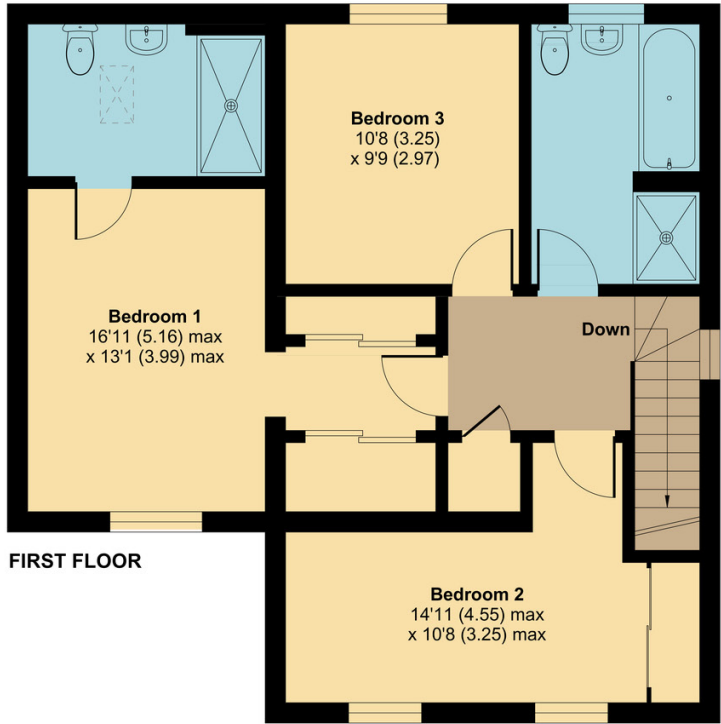
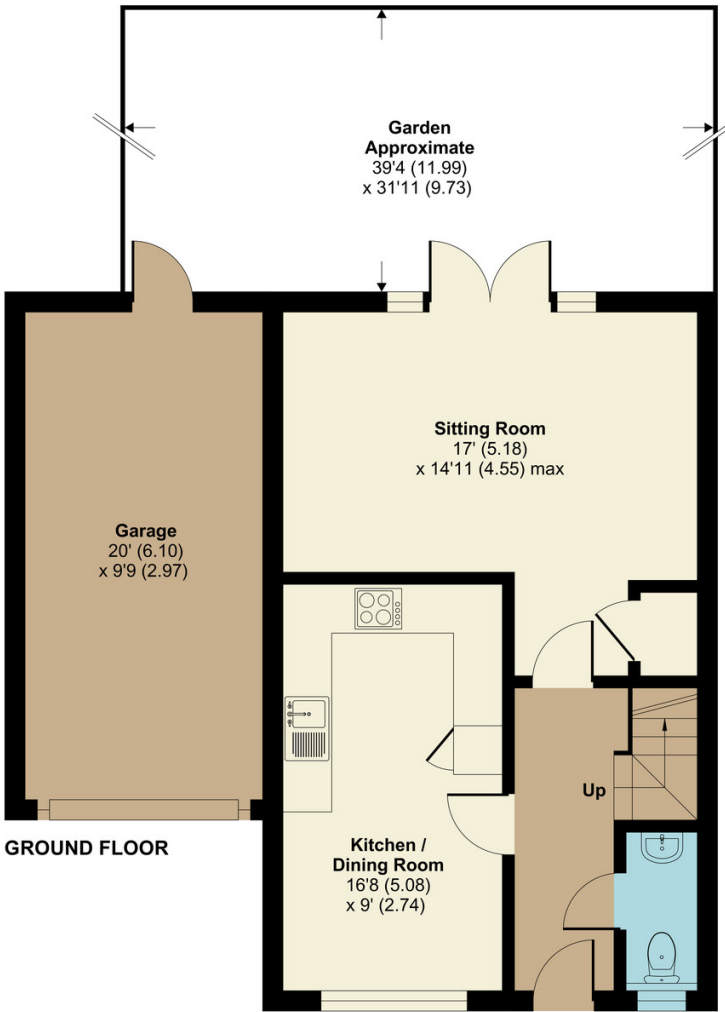
Council tax band D

Tenure Freehold

EPC rating B

Harding Way, Marcham, Abingdon, OX13

Approximate Area = 1158 sq ft / 108 sq m
 Garage = 195 sq ft / 18 sq m
 Total = 1353 sq ft / 116 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2020. Produced for Hodsons. REF: 627508

