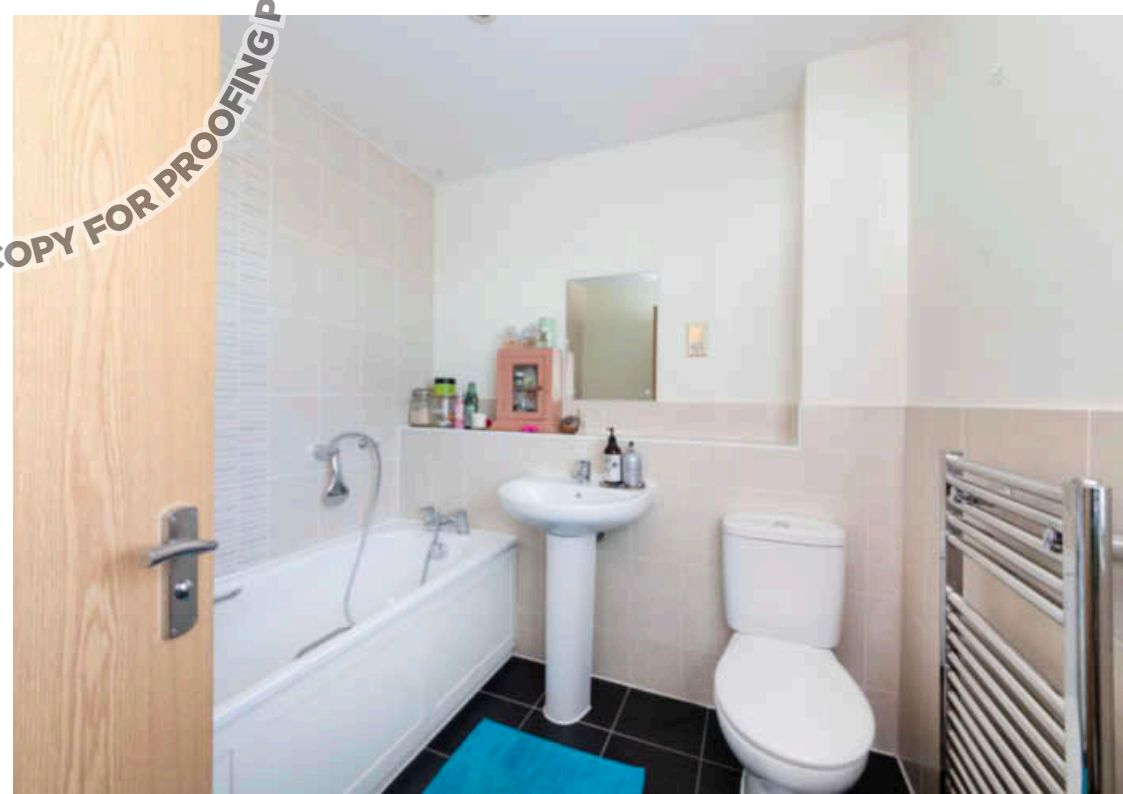
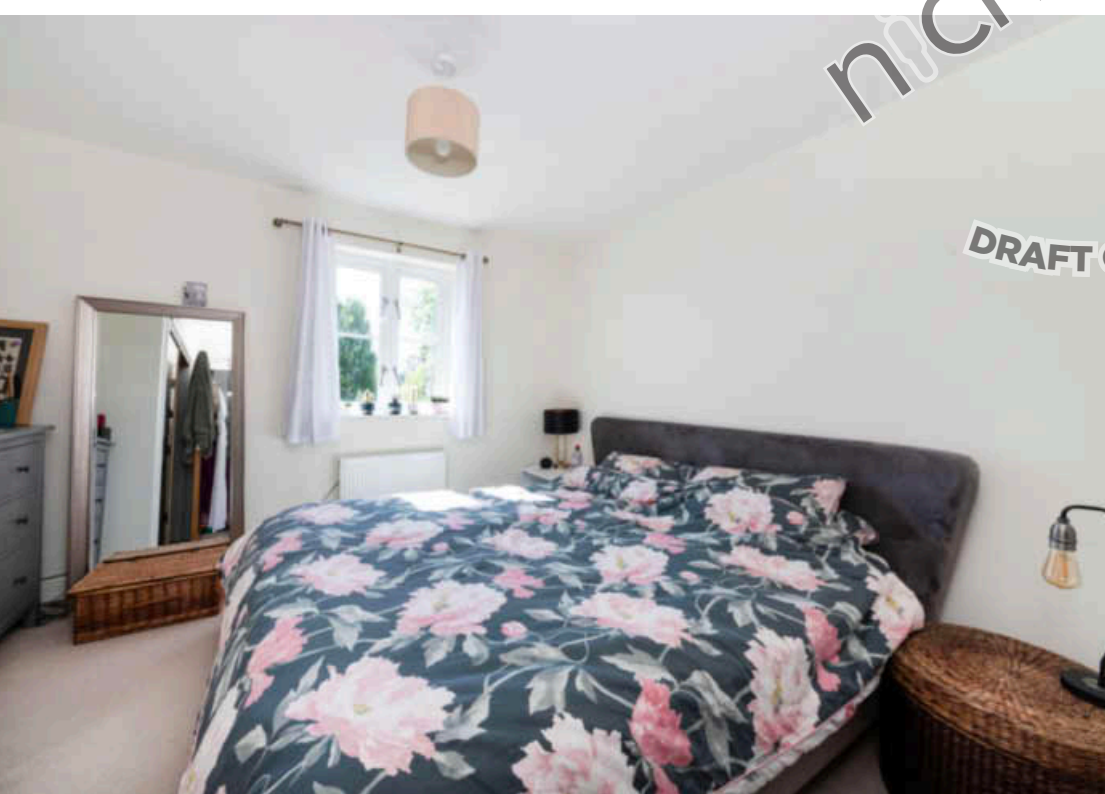




28a Packhorse Lane, Marcham OX13 6NT

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28a Packhorse Lane

Substantial five bedroom family home offering 1,614 sq ft of very flexible accommodation over three floors, situated towards the edge of this very popular village complemented by private south facing rear gardens leading to garage and private parking facilities approached from the rear, sold with no ongoing chain.

Location

28a Packhorse Lane forms part of this very popular and small modern development and offers 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 – pigment.ruling.factor

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 to the end of this private road where the private parking space and garage for 28A are approached from the rear.



- Large and inviting entrance hall leading to ground floor cloakroom and delightful 18' sitting room providing attractive views over the private south facing rear gardens
- Impressive 18' open plan kitchen/dining room offering a stylish selection of floor and wall units complemented by many integrated appliances and separate utility room
- Wonderful first floor master bedroom with en-suite shower room built-in wardrobe cupboards
- Two further first floor bedrooms complemented by contemporary family bathroom with white suite
- Two further good size top floor double bedrooms and contemporary shower room with white suite
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Private south facing rear gardens featuring patio and lawn surrounded by flower and shrub borders leading to detached garage complemented by private parking facilities approached from the rear

5  bedrooms

2  receptions

3  bathrooms

Council tax band F

Tenure Freehold

EPC rating TBC



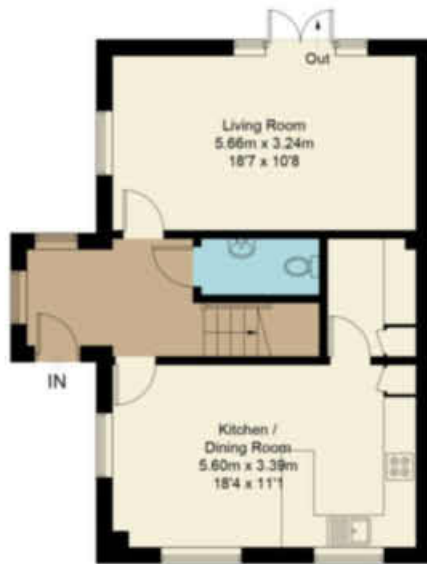
Packhorse Lane, OX13

Approximate Gross Internal Area = 150 sq m / 1614 sq ft

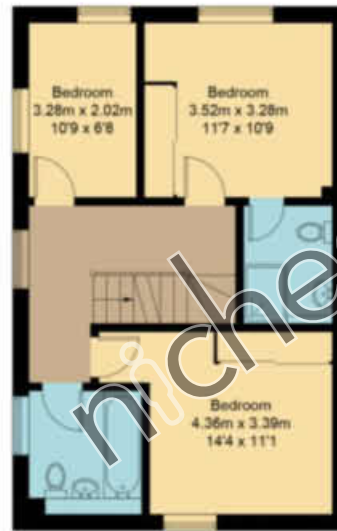
Garage = 14.3 sq m / 154 sq ft

Total = 164.3 sq m / 1768 sq ft

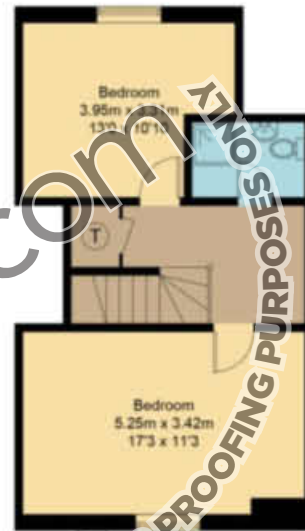
External Area = 145.3 sq m / 1564 sq ft



Ground Floor



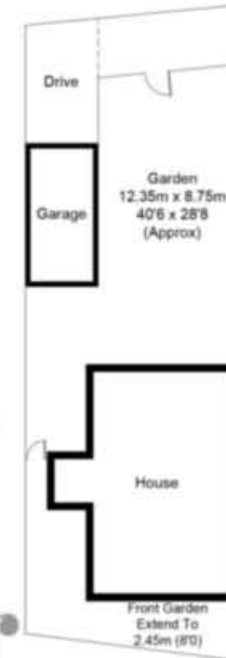
First Floor



Second Floor



(Not Shown in Actual Location / Orientation)



Mortimer Photography

Floor plan produced in accordance with RICS Property Measurement Standards.
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