



Bakehouse Lane

Marcham



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Abingdon 2 miles, Oxford 9 miles, Didcot Parkway 6 miles (trains to London Paddington in 45 minutes)
M4 (J.13) 16 miles (services to London Marylebone from 35 minutes)
(all times and distances are approximate)

A contemporary home with generous proportions and high quality finishes.

Entrance Hall | Stitting Room | Dining Area | Kitchen | W/C

A ground floor bedroom | Dressing room and en-suite | Two further first floor bedrooms
Family bathroom

Shed | Gated driveway parking | Walled garden



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Bakehouse Lane

A modern home with very generous proportions and a distinct sense of luxury. The living accommodation features a superb open plan arrangement ideal for entertaining, it includes the sitting room, dining area and high-spec kitchen. The house offers the option of having a principal bedroom on the ground or first floor, with all three bedrooms providing ample space for double beds and lots of storage. The ground floor bedroom benefits from an en suite and dressing area. There is also a ground floor W/C and a utility room.

Built by Sweetcroft homes in 2016, the house is very well appointed and offers underfloor heating through the ground floor, Vefac windows, and quality fixtures and fittings throughout.

The house sits in the centre of its plot set back from the road and approached via a private gravelled lane into a gated driveway offering space to park several cars. The house is enclosed within a walled garden offering privacy. The gardens are mostly laid to lawn, with mature trees and shrubs surrounding. There is a paved terrace linking the house to the gardens, ideal for outdoor dining. There is also a large shed.

Situation

Marcham is a sought after village with excellent transport links. Facilities within the village include a Post Office, farm shop, public house, church and popular primary and nursery schools. Marcham has its own cricket and football clubs, and neighbouring Frilford Heath has a national standard golf club. The nearby market town of Abingdon and city of Oxford provide a more extensive range of shops, facilities and entertainment. Off North Street lies New Road, leading to Denman College and the historic All Saints' Church.

Schooling within the area is excellent with a good number of local state and private schools including Abingdon School, Chandlings, St Helen and St Katharine, Cothill, The Manor and Radley College.

Communications from Marcham are good with the A34 less than 2 miles away which leads to Oxford and the M4 and M40 motorways. There is a fast train service to London Paddington from Didcot (6 miles away) in about 45 minutes.



Directions (OX13 6FW)

From the main Abingdon junction of the A34, head west along the Marcham Road (A415) and enter the village of Marcham. Proceed around the S bend and Bakehouse Lane sits behind the elevated grey rendered Edwardian house on your right-hand side. No. 1 Bakehouse Lane sits to the left after reaching the end of the driveway.

Services

Mains water, electricity, gas and drainage.

Local Authority

South Oxfordshire District Council. Telephone 01491 835 351.

Viewings

Strictly by appointment through Knight Frank 01865 790 077.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

1 Bakehouse Lane

Approximate Gross Internal Area
182 sq m / 1,960 sq ft
Shed = 9 sq m / 92 sq ft
Total = 191 sq m / 2,052 sq ft



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