

The Fosse, Marcham



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2,531 sq ft (235.1 sq m) | Versatile layout
Mature gardens | Good access to Abingdon,
Oxford and A34 | Double garage and parking
Attractively presented | Freehold | Residential

Guide Price £1,150,000

A well-appointed detached family home in a sought-after semi-rural setting, with excellent access to the A34 and Abingdon.

On the edge of Marcham village, The Fosse forms part of a highly exclusive enclave of just five attractive former farm buildings, now transformed into charming and individual homes. The property offers a versatile layout arranged over two floors, thoughtfully designed to adapt to modern family life while making the most of its idyllic surroundings. From the house, there are far-reaching views across neighbouring woodland and open countryside, creating a wonderful sense of space and calm.

At the heart of the home is an impressive open-plan living and dining area, affording a welcoming room for both everyday family life and entertaining. The recently updated kitchen is both stylish and practical, with direct access to the courtyard garden, with oak beams above complementing the wood-framed windows and doors. Clever use of glazing allows excellent natural light.

The ground floor also provides four generous double bedrooms, including a principal bedroom with en suite facilities, alongside a newly refurbished family bathroom and a further room that could be used as a fifth bedroom, study or home gym.

A striking spiral staircase leads to the first-floor mezzanine, an unusually versatile space that would make an ideal home office, creative studio or quiet retreat. The mezzanine also provides access to the loft, adding further practicality and storage potential.

Set discreetly back from the road along a private lane, the property benefits from ample driveway parking, a double garage/ carport and gated side access to the rear garden. The gardens, extending to about a third of an acre, are a particular feature of the home, having been carefully established and matured over many years.



A generous patio leads onto a formal lawn, with two streams winding through the garden and an established mix of mature trees, shrubs and seasonal planting creating a wonderfully private and characterful setting with views over open fields to the rear.

Location

The small village of Marcham is situated 2.5 miles to the west of Abingdon, home to a pub, primary and nursery schools, a village store, community centre and playground. The plentiful amenities of Abingdon are easily accessible, including a Waitrose supermarket, pubs, restaurants and services including vets, doctors and dental surgeries, a leisure centre and a variety of primary and secondary schools. The historic city of Oxford is 8.8 miles to the north with a more extensive array of amenities, leisure opportunities and educational establishments such as the well-regarded Dragon School, St Edwards, Abingdon School, St Helen School, St Catherine's School and Oxford High School. The property is highly accessible with easy access to the A34 and the A420 linking with Oxford, the M4, M40 and London, and there is a fast, regular train service from Didcot, Radley or Oxford into London Paddington or London Marylebone. Locally there is excellent access to the countryside and many leisure attractions, with walks along the Thames or within the Chiltern Hills, golf at Frilford Heath or Drayton Park, sailing on the Farmoor Reservoir, or enjoying the private members clubs of Oxfordshire including Soho House and Estelle Manor.

Postcode region: OX13

General

Local Authority: Vale of White Horse District Council
Services: Mains water and electricity. Bulk LPG. Drainage via septic tank. We understand that the private drainage at this property may not comply with the relevant regulations.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

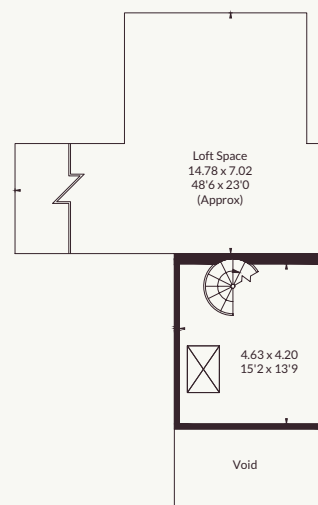


Approximate Floor Area = 235.1 sq m / 2531 sq ft

Mezzanine = 19.6 sq m / 211 sq ft

Garage = 36.1 sq m / 388 sq ft

Total = 290.8 sq m / 3130 sq ft



Mezzanine

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