

west

THE PROPERTY CONSULTANCY



Florries Cottage 21 North Street
Marcham Abingdon, OX13 6NG
£2,050 Per Month



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MARCHAM
Central Oxford c. 10.4 miles, Didcot Station c. 7.9 miles, A34 c. 1.3 miles and central Abingdon c. 2.7 miles.

This is Florrie's Cottage, a truly stunning and unique, Grade II listed, detached stone cottage thought to date back to Tudor times. Standing in the Conservation Area of this popular village in South Oxfordshire. The cottage sits within a very pretty walled garden, adding to the wonderful sense of tranquillity.

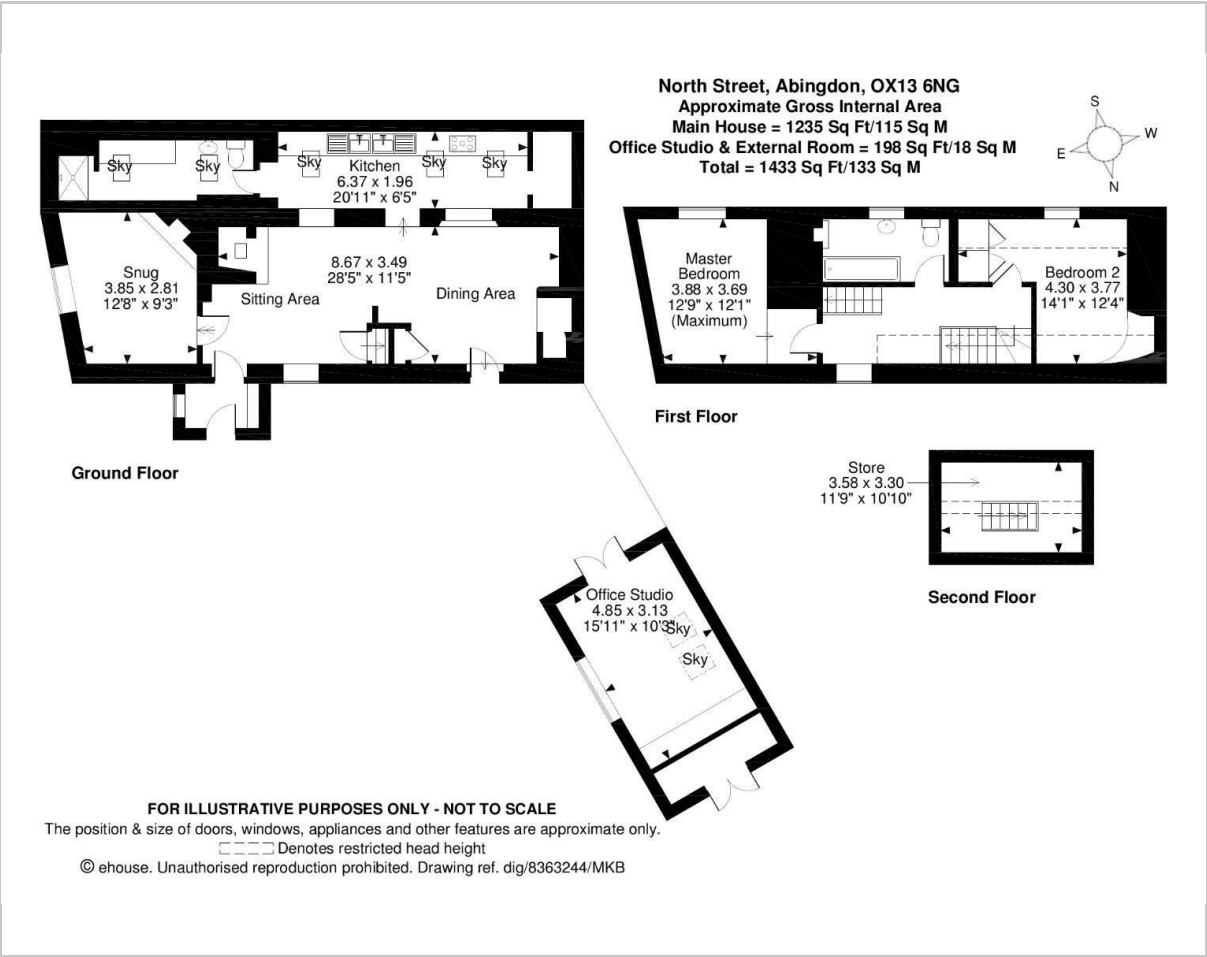
From the entrance porch you enter the beamed main reception room with its inglenook fireplace and wood-burning stove. This flows into the quaint dining area and the spacious modern kitchen. A generous utility room also offers the benefit of a downstairs W.C, sink and shower. A cosy snug completes the ground floor. The stairs lead up to two good bedrooms, a freshly-refurbished bathroom, and above, to two areas of loft storage.

Across from the house, the original garage has been converted into a fabulous sun-filled vaulted office which could equally be used as a studio or garden room. The outdoor space also offers a sheltered patio area, a garden store

Area Map



- Detached Period Cottage
- 2 Bedrooms
- Refurbished Modern Bathroom
- 3 Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room
- Well Fitted Kitchen
- Garden Studio/Office with vaulted ceiling
- Pretty Garden
- Off Street Driveway Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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