

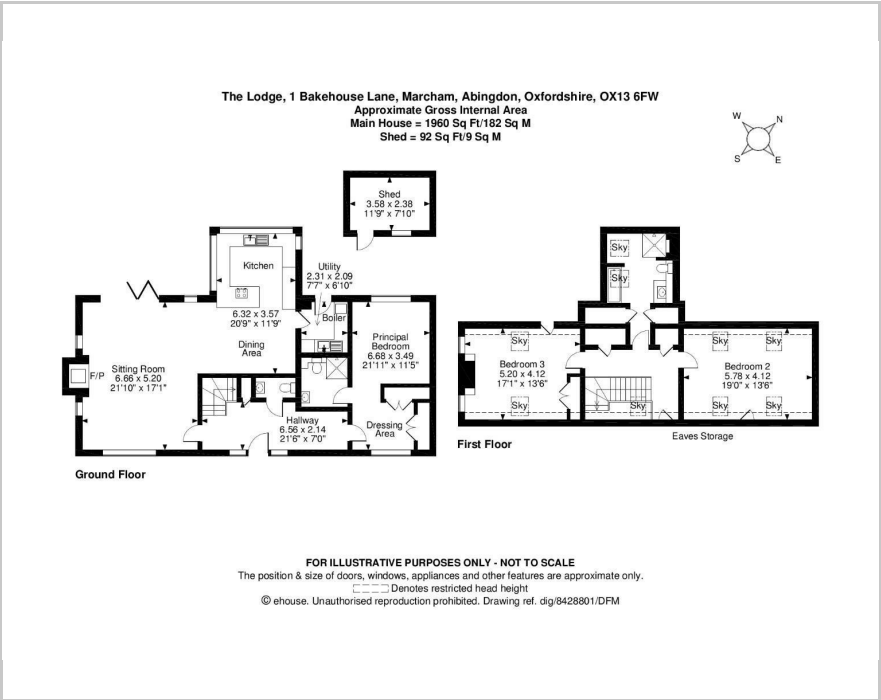


The Lodge Bakehouse Lane, Abingdon on Thames, OX13 6NG

Guide Price £835,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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A DISCRETELY LOCATED DETACHED CONTEMPORARY PROPERTY SET GATED PRIVATE GARDENS

Accommodation

- A peaceful and discrete location in the village
- Perfect for those seeking 'future proofed' accommodation
- Good scale sitting room opening onto private gardens
- Attractive social kitchen space with high quality cabinetry
- Cloak room and a Laundry
- Impressive ground floor Master Bedroom Suite
- 2 further large vaulted double bedrooms on the first floor
- 2 x beautifully detailed contemporary bath / shower rooms
- A lengthy gated driveway and private part walled gardens
- Oxford c. 10.4 miles, Didcot (Parkway) Stn c. 7.9 miles Abingdon c. 2.7 miles

From the main Abingdon / Wantage junction on the A34 (Marcham Interchange), once at the roundabout take the turning west along the Marcham Road (A415) and enter the village of Marcham. Proceed around the S-bend and the turning into Bakehouse Lane will be on your right immediately after the elevated grey rendered Edwardian house (named The Red House) you will



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower ranking scale			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher ranking scale			
England & Wales		EU Directive 2002/91/EC	