



Simpsons
The Proactive Agent

21 Davies Edge, Marcham
Abingdon

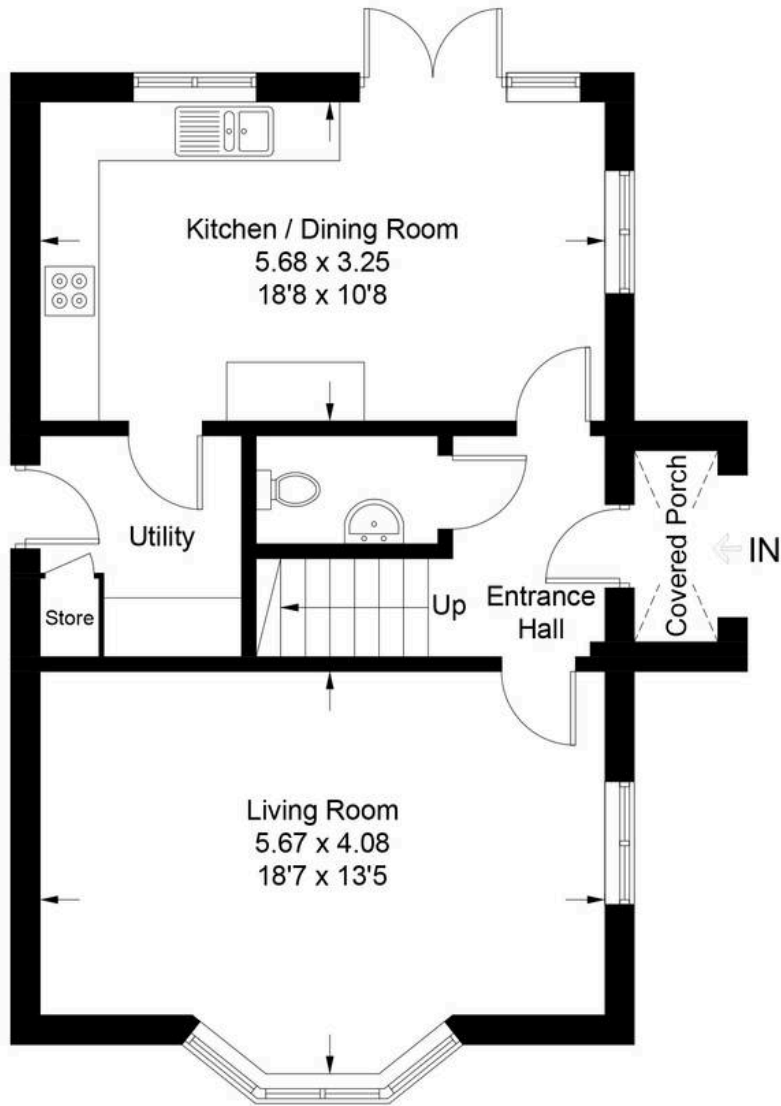
Guide Price **£535,000**

Davies Edge - Marcham

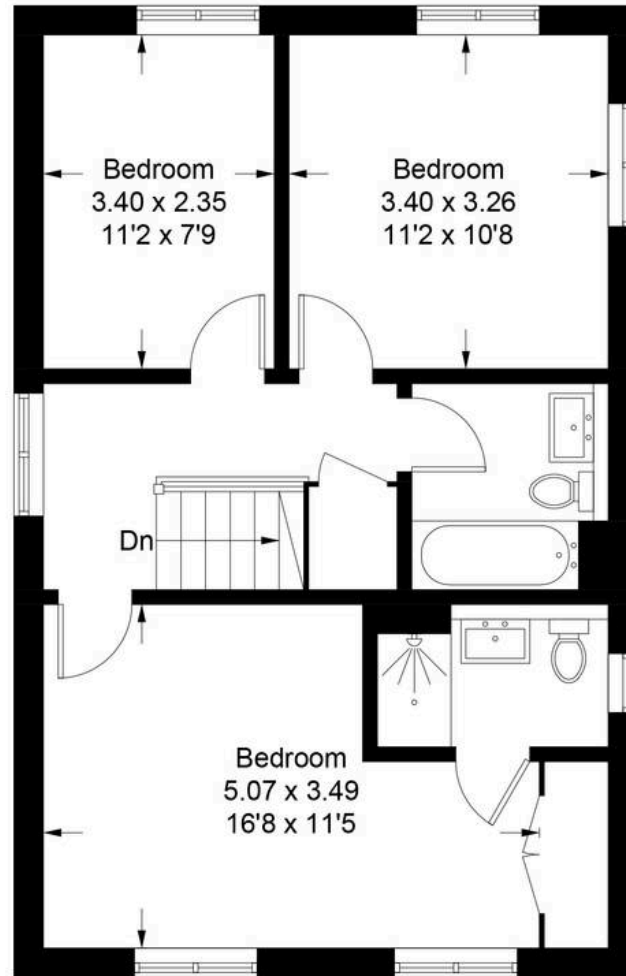
Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft

Garage = 18.4 sq m / 198 sq ft

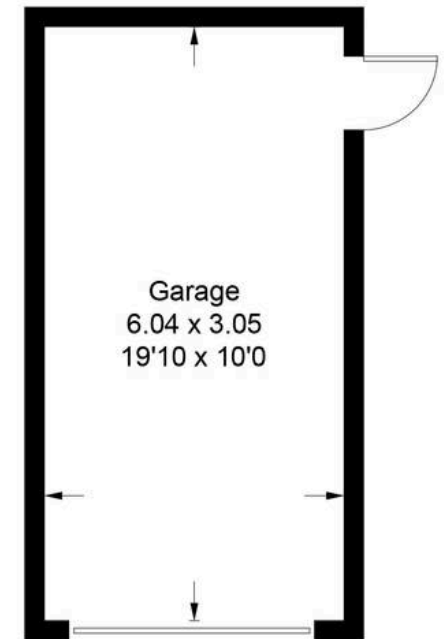
Total = 127.0 sq m / 1367 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247015)

21 Davies Edge

Marcham, Abingdon

An exceptional family home, built in 2022 by Pye Homes, located on the edge of the village siding onto picturesque, open countryside and established mature trees.

Council Tax band: E

Tenure: Freehold

- No onward chain!
- Occupying arguably the best position on this superb Pye development, this 2022 built family home is offered for sale with no onward chain.
- Three well proportioned bedrooms, including a large master bedroom with an en-suite shower room.
- Driveway parking for two cars in addition to a single garage.
- Open plan kitchen/diner opening into a 'walled' south facing garden, offering gated access and secondary garage entrance.
- Useful downstairs WC, and separate utility room from the kitchen.
- Walking distance to Marcham Primary School, the Village Church and recently refurbished Crown Public House.
- The property is exceptionally well presented and benefits from a range of new build upgrades.
- No onward chain



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