



Crowmarsh Gifford, Wallingford, OX10 8HA
Offers In Excess of £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A very rare opportunity to purchase this fantastic family home with a fully separated annex which brings in a substantial income currently via AirBnB.

The ground floor accommodation is plentiful with a sense of light and stylishness throughout. The Kitchen/ Breakfast Room has a large picture window to the front flooding the room with natural light. The Sitting Room, located at the rear of the property leads seamlessly onto the Dining Area and Garden Room, which in turn leads to the landscaped courtyard style garden. There is also a very useful Utility Room which is located between the main house and the Annex so any paying guests can access without entering the main property.

The Annex itself has a Sitting Room / Kitchen plus a Double Bedroom and Shower Room. The first floor has a Principal Bedroom Suite with Dressing Room and En-Suite Bathroom. There are two further bedrooms on this floor.

Externally the frontage is taken up by the driveway which give off street parking for at least two vehicles. The courtyard style garden to the rear has been landscaped by the current owners and is a continuation of the style of the house. It offers a lovely, private haven from the outside world.





Key Features

- Fantastic Home with Business Opportunity
- Full Separate Annex
- Principal Bedroom with Dressing Room
- Excellent Ground Floor Accommodation
- Great Village Location
- Driveway Parking
- Landscaped Courtyard Style Garden
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The Location

Crowmarsh Gifford is a small village just across the River Thames from the historic Market Town of Wallingford. Crowmarsh benefits from local amenities including two public houses, village hall, excellent playing fields a church and a well regarded primary school. The village is ideally located for access via road or public transport to either Henley, Reading and Oxford.

Material Information

EPC Rating:

Council Tax Band: E

Heating; Gas Central Heating

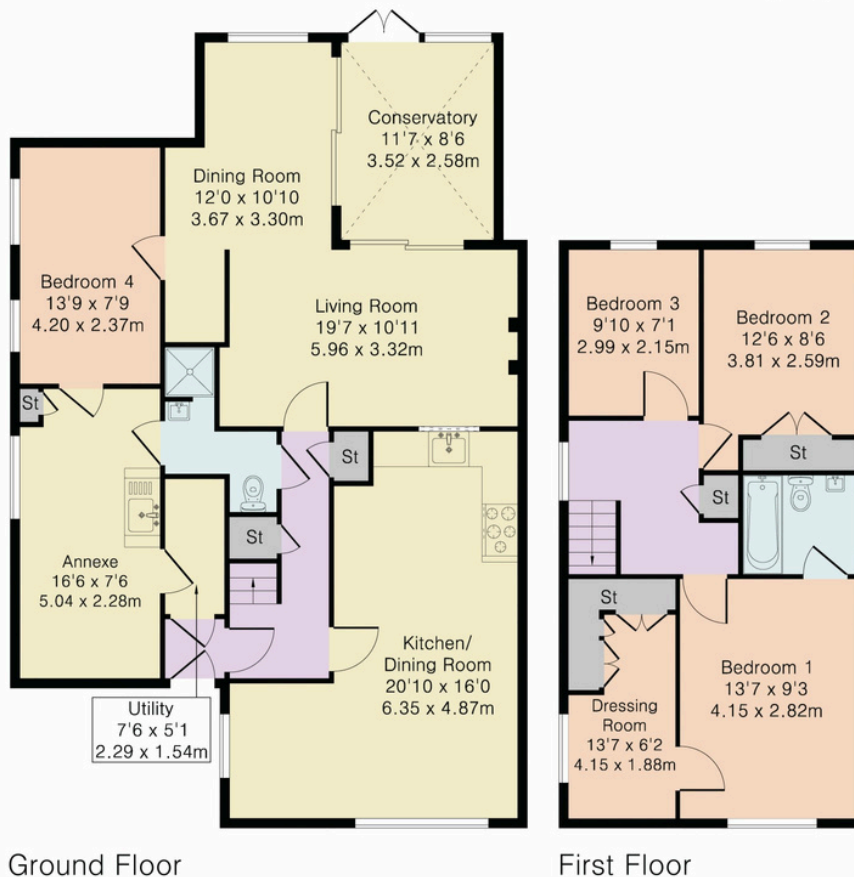
Services; Mains Water, Electricity, Drainage and Gas

Broadband: According to checker.ofcom.org.uk; Standard & Superfast services are available subject to supplier.

Mobile Signal/Coverage: According to checker.ofcom.org.uk; Voice & Data Availability is limited.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties.

Approximate Gross Internal Area 1527 sq ft – 142 sq m
 Ground Floor Area 1023 sq ft – 95 sq m
 First Floor Area 504 sq ft – 47 sq m



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