



Rush Way, Crowmarsh Gifford, OX10 8FU

£535,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Constructed in 2022 and located in arguably one of the best spots on the development is this beautifully presented modern family home that has been upgraded by the current owners to include a fabulous home office.

You enter the property into the bright and airy hallway with cloakroom. On the right is the Sitting Room with dual aspect windows which flood the room with lots of natural light. Left takes you to the modern Kitchen / Dining Room fitted with all the integral appliances you would expect from a house of this age. Again dual aspect windows and doors out to the garden make this room naturally bright. The first floor has three Bedrooms with the principal bedroom benefiting from an en-suite shower room. The two remaining bedrooms can take advantage of the modern Family Bathroom.

Externally the property has driveway parking for two vehicles leading to the garage that has been partially converted. The gardens are South facing and offer a high level of privacy. They have been very well maintained and improved by the current owners. A huge addition to the sleek home is the garden office which has utilised about 2/3rds of the garage. This room offers fantastic additional space.







## Key Features

- Modern Detached Home
- Three Bedrooms
- En-Suite to the Principal Bedroom
- Sitting Room & Dining Kitchen
- Superb South Facing gardens
- Garden Office





## 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: B

Council Tax Band: E

Heating; Gas Central Heating

Services; Mains Water, Electricity, Drainage and Gas

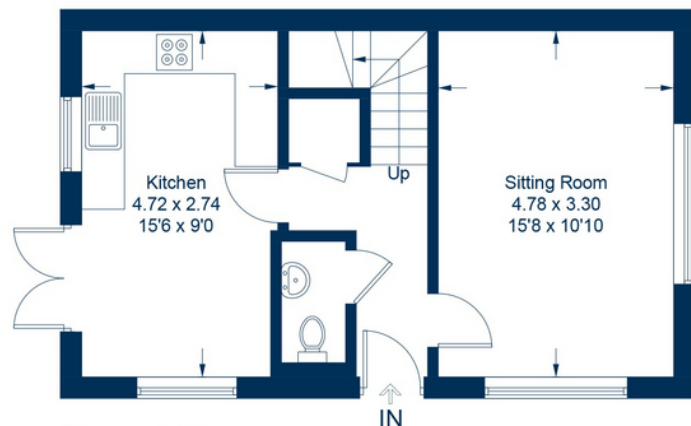
Broadband: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Standard & Superfast services are available subject to supplier.

Mobile Signal/Coverage: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Voice & Data Availability is limited with certain providers.

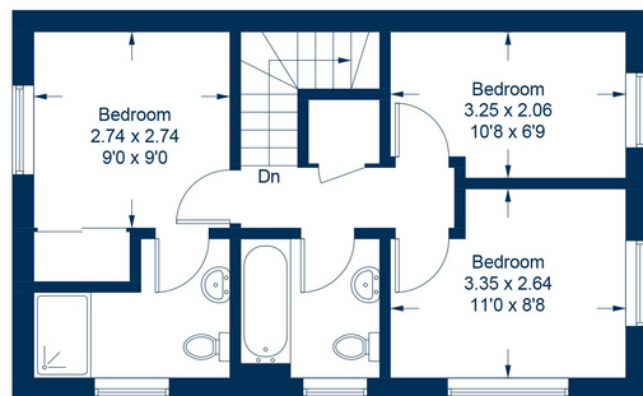
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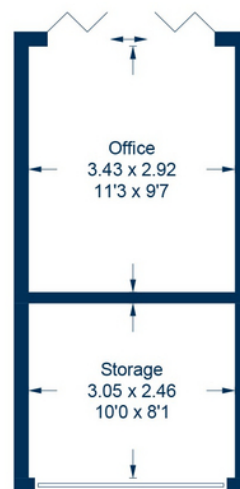


**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 40.6 sq m / 437 sq ft  
 First Floor = 40.2 sq m / 433 sq ft  
 Office / Storage = 17.8 sq m / 191 sq ft  
 Total = 98.6 sq m / 1,061 sq ft



(Not Shown In Actual  
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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