



Newnham Green, Crowmarsh Gifford, Wallingford, OX10 8EW

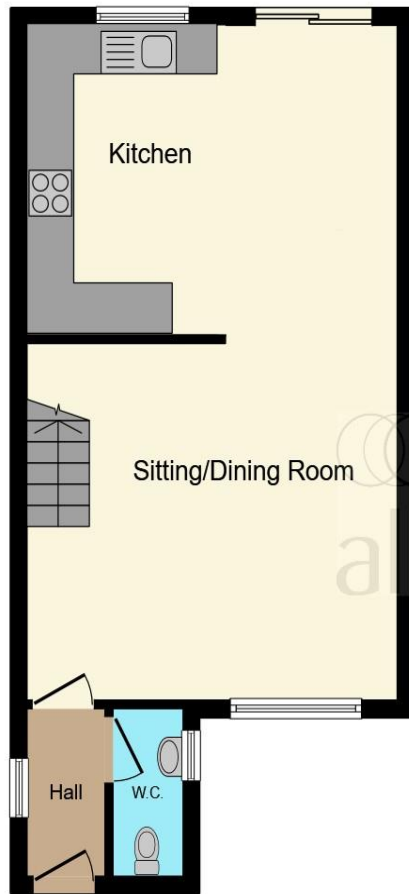


Welcome to

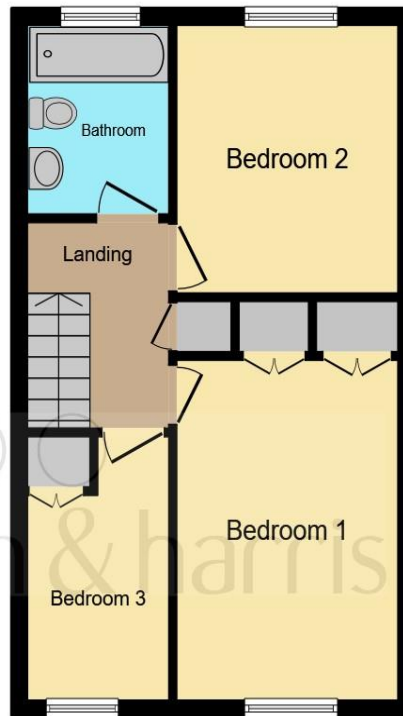
Newnham Green, Crowmarsh Gifford Wallingford

The property provides light and airy open living to the ground floor accessed from the front porch giving access to the cloakroom and further door to the lounge area, opening onto the dining area with access to the garden and re-fitted kitchen comprising an inset Belfast sink, double oven and induction hob. Upstairs there are two double bedrooms, a generous single room and a bathroom with loft access for storage. Externally the property benefits from an enclosed garden accessible from the rear and a garage separate to the property. The area is surrounded by beautiful country side and walks along the river. Also within a short distance over the Wallingford Bridge is the Wallingford town centre, which provides local amenities and wonderful cafés and restaurants.

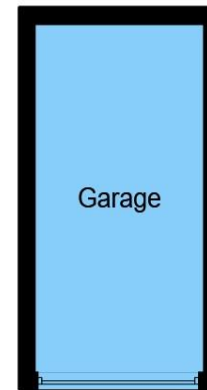




Ground Floor



First Floor



Garage in Block

Entrance Hall

Downstairs WC

Lounge

15' 6" narrowing to 12'6 x 14' (4.72m
narrowing to 12'6 x 4.27m)

Kitchen / Dining Room

15' 5" x 12' (4.70m x 3.66m)

Bedroom One

15' 7" x 9' 4" (4.75m x 2.84m)

Bedroom Two

10' 5" x 9' 4" (3.17m x 2.84m)

Bedroom Three

10' 7" narrowing to 7'10 x 6' 3" (3.23m
narrowing to 7'10 x 1.91m)

Bathroom

Enclosed Rear Garden

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Newnham Green, Crowmarsh Gifford, Wallingford

- Recently refitted luxury kitchen / dining area
- 3 bedroom family home
- Downstairs WC
- Enclosed rear garden
- Garage

Tenure: Freehold EPC Rating: C

£400,000



Location

Located on the banks of the River Thames, the historic village of Crowmarsh Gifford is linked by bridge to the market town of Wallingford. Crowmarsh has two public houses, a village shop, village hall which hosts a range of classes and groups as well as a highly regarded primary school. Wallingford itself has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants and other leisure facilities such as a thriving theatre and sports centre.

There is an excellent choice of schools in the area including Crowmarsh Primary School, Wallingford School, St Johns and St Nicholas primary schools. Transportation links are also excellent being equidistant between Oxford (14 miles) and Reading (14 miles). The main-line train stations at Didcot (6 miles) and Cholsey (3 miles) give access to London Paddington (Elizabeth line from Reading) and the West Country.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104589



Property Ref:
WLF104589 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire, OX10 0EL



allenandharris.co.uk