



Newnham Green, Crowmarsh Gifford, Wallingford, OX10 8EW

Welcome to

Newnham Green, Crowmarsh Gifford, Wallingford

The property has been recently extended and offers an impressive open plan living/dining room with a modern glazed corner with sliding glass doors maximising the outlook to their corner garden, utilising space to achieve both light and aspect. The ground floor is further complimented with a recently fitted kitchen and a peninsula breakfast bar, 28ft entrance hall, cloakroom and family room/bedroom 5. To the first floor are four bedrooms and a modern fitted shower room. Outside the property enjoys a corner plot with the front facing a walkway location and benefits from a drive way to the rear and access to the garage. The wrap around garden offers laid to lawn area and patio areas offering a good degree of privacy.





Ground Floor



First Floor

Entrance Hall

28' 2" x 8' 5" (8.59m x 2.57m)

Cloakroom

Kitchen / Breakfast Room

18' 1" x 9' 9" MAX narrowing to 7' 7" (5.51m x 2.97m MAX narrowing to 2.31m)

Utility Area

Open Plan Living Room

26' 8" x 17' 3" (8.13m x 5.26m)

Lounge

17' 3" x 13' 5" (5.26m x 4.09m)

Dining Room

12' 3" x 12' (3.73m x 3.66m)

Family / Bedroom Five

21' 4" x 8' 9" (6.50m x 2.67m)

Bedroom One

10' 10" MAX narrowing to 8' 1" x 10' 9" (3.30m MAX narrowing to 2.46m x 3.28m)

Bedroom Two

12' x 8' (3.66m x 2.44m)

Bedroom Three

10' 10" x 7' 2" (3.30m x 2.18m)

Bedroom Four

9' 6" MAX narrowing to 7' 6" x 7' 10" (2.90m MAX narrowing to 2.29m x 2.39m)

Shower Room

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

- Four/Five Bedrooms
- Two/Three Reception Rooms
- Open Plan Living with Feature Wood Burning Fireplace
- Modern Fitted Kitchen
- Corner Plot Gardens

Tenure: Freehold EPC Rating: C

£700,000



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, 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

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Property Ref:
WLF104652 - 0005

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