



**Little Hitchen, Crowmarsh Gifford, Wallingford, OX10 8FW**

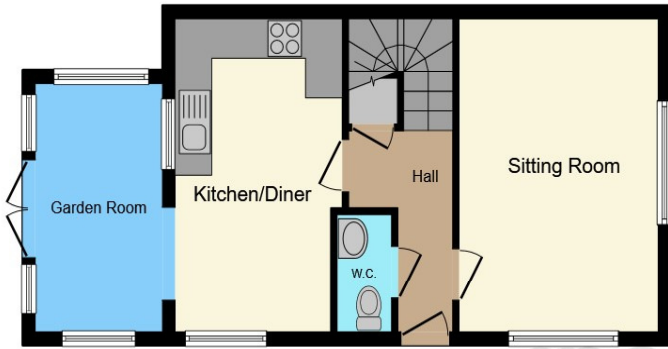


## Welcome to

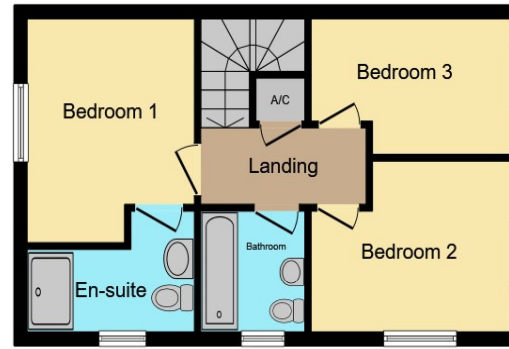
### Little Hitchen, Crowmarsh Gifford, Wallingford

The property itself has been subject to many upgrades when first built, since then the owner has installed 'Thomas Anderson' plantation shutters fitted to the windows and the ground floor is complimented with Amtico flooring. The light and airy accommodation comprises: entrance hall with cloakroom and leads to the dual aspect living room, Kitchen/Breakfast room has been fitted with Onyx worktops along with matching base and eye level units and includes upgraded integrated appliances and room opens into the conservatory/family room with feature vaulted ceiling and skylights letting in more light and doors to the low maintenance garden. First floor landing gives access to master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside to the front is ample parking for three vehicles and leads to the 19ft garage, side access gate leads to the low maintenance garden with an L shaped patio, further stone area with shrub borders.

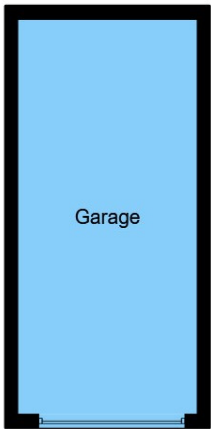




**Ground Floor**



**First Floor**



**Garage**

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**Entrance Hall**

**Cloakroom**

**Lounge**

15' 6" x 10' 8" ( 4.72m x 3.25m )

**Kitchen Dining Room**

15' 6" x 8' 5" ( 4.72m x 2.57m )

**Conservatory Family Room**

12' 2" x 7' 9" ( 3.71m x 2.36m )

**Landing**

**Master Bedroom**

11' 2" narrowing to 9' " x 9' ( 3.40m  
narrowing to 2.74m x 2.74m )

**En-Suite**

**Bedroom**

8' 7" narrowing to 6' 3" x 11' ( 2.62m  
narrowing to 1.91m x 3.35m )

**Bedroom**

10' 8" x 6' 9" narrowing to 5' 8" ( 3.25m x  
2.06m narrowing to 1.73m )

**Bathroom**

**Garage**

19' x 10' 1" ( 5.79m x 3.07m )

**Parking**

**Garden**

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

## Little Hitchen, Crowmarsh Gifford Wallingford

- Extended Family Home
- Within 1 Mile to Waitrose Wallingford
- Two Reception Rooms
- Three Bedrooms and Two Bathroom
- Luxury Kitchen with Onyx Worktops

Tenure: Freehold EPC Rating: B

# £600,000



### 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104771 - 0003

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