

PROPERTY AGENTS

JPKnight



Crowmarsh Hill, Crowmarsh Gifford OX10 8BG



Crow Hill, Crowmarsh Gifford

Nestled in its own private grounds that extend to 0.43 of an acre a substantial and individual home with 2400 sq.ft. of accommodation and great potential to be developed further. It is set on the edge of this sought after village and just a mile from Wallingford bridge. There are 4 double bedrooms, including a large main suite on the 1st floor along with 2 further suites, double aspect sitting room with fireplace, dining room, kitchen with breakfast room and study/bedroom 5. Extensive driveway with double garage and beautifully planted south facing gardens surrounding the property.

Accommodation

The property is double glazed with LPG gas fired central heating to radiators and an large array of photovoltaic cells helping reduce running costs.



Tenure - Freehold

Arched Entrance with wrought iron gates.

Entrance Hall: Dado rail, radiator, cloaks and boiler cupboards.

Sitting Room: 17'8 x 15'4 Double aspect with 2 sets of patio doors, fireplace with decorative white surround, marble inset and hearth. Cupboards and shelves flank the chimneybreast, 2 radiators, cornice and dado rail.

Dining Room: 15'1 x 13'3 Rear aspect, fireplace with decorative surround, marble inset and hearth, dado rail, radiator, decorative cornice.

Kitchen: 14'1 x 10'2 Range of storage units and worktops incl. island unit, appliance spaces and larder. Beamed ceiling, tiled floor, radiator.

Breakfast/Family Room: 20'1 x 15'1 French doors to side terrace, window to rear, tiled floor, radiator, cupboard.

Stairs to main bedroom.

Cloakroom: White 2-piece suite, tiled floor, window and radiator.

Utility Room: Side window, sink and cupboard, tiled floor, space for washing machine, radiator.





Study/Bedroom 5: 15'1 x 9'6 Arched window to front, French doors to side, radiator.

Bedroom 2: 19'9 x 12' Double aspect with 2 windows to front and patio doors to side, radiator.

En Suite Shower cubicle, cloakroom with white 2-piece suite.

Bedroom 3: 12' x 10'11 Front aspect, radiator.

En suite shower cubicle, cloakroom with white 2-piece suite, tiled walls and floor.

Bedroom 4: 12' x 11'1 Front aspect, wardrobe, radiator.

Shower Room: Fitted with a white 3-piece suite including a wide shower cubicle, tiled walls and 2 radiators.

Stairs to 1st Floor.

Bedroom 1: 19'11 x 15'1 French doors to a Juliet balcony overlooking the rear garden, 2 side windows, 2 radiators.

En Suite Bathroom: Fitted with a 6-piece white suite that includes 2 baths, incl. corner with spa unit, double aspect with 2 radiators, down lighters, tiling.

Door from bedroom 1 to:

Large Loft Space: 49'2 max. x 26'1 The first part is used as a walk-in wardrobe. It is part boarded, has 2 chimney stacks, windows to front and side.

Outside

To the Front: There is a wall to the front boundary with a sweeping gravel drive into the property with generous parking space. Flanked by areas of lawn with established shrub and plant borders including a lovely range of roses and lavender,

Detached Double Garage: 22'10 x 19'1 Twin electric roller doors, windows and side door.

Rear Garden: The grounds extend to just under half an acre with delightful gardens to the rear and both sides of the property. Beautifully established with sweeping lawns and banks of shrubs across the rear and mature hedges either side. Attractive terrace to the side with ornamental pond surrounded by shrubs. Wrought iron gate to the drive. Vegetable garden behind the garage. Further terraces to rear and side of the property with connecting path and views across lawns interspersed with shrubs and plants.



Directions:

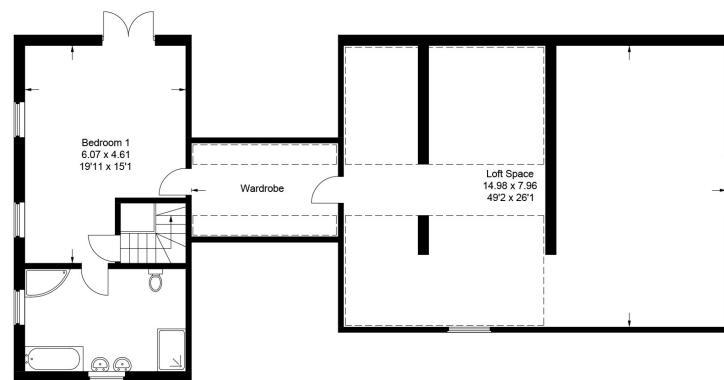
At the traffic lights in the town centre turn right into the High St. continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, at the main roundabout (on the A4074) take the third exit up Crowmarsh Hill, the property is on the right after service road entrance and has a walled boundary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		

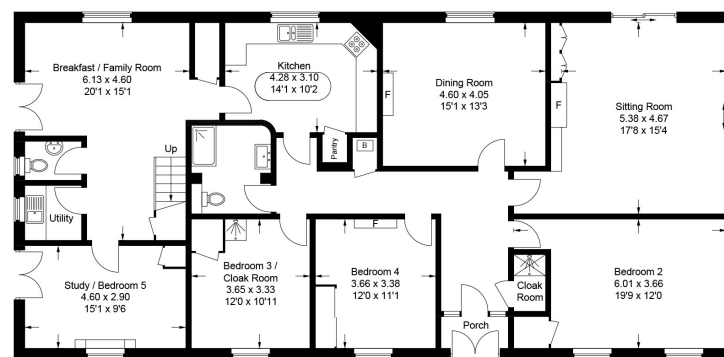
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



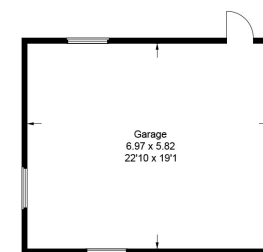
Approximate Gross Internal Area
 Ground Floor = 183.4 sq m / 1,974 sq ft
 First Floor = 139.7 sq m / 1,504 sq ft
 Garage = 40.3 sq m / 434 sq ft
 Total = 363.4 sq m / 3,912 sq ft



First Floor



Ground Floor



(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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