



Crowmarsh Hill, Crowmarsh Gifford OX10 8BG



Crowmarsh Hill, Crowmarsh Gifford

A rare opportunity to acquire a superb family home in this established non-estate location on the edge of this sought after village. It has a fabulous plot extending to almost a 5th of an acre with a delightful 85' south, southwest facing garden.

The spacious accommodation comprises four large bedrooms with wardrobes, two bathrooms, large hallway, 20' sitting room with fireplace, a 24' open plan kitchen-dining room, utility room and integral garage.

Just over a mile from the centre of Wallingford it is ideally placed for access to Henley, Reading and Oxford.



Tenure - Freehold

Accommodation

Reception Hall: 21'1 x 11'4 (L shaped) Wood style floor, radiator, down lighters, stairs to landing with cupboard under.

Sitting Room: 19'7 x 10'11 Wide picture window overlooking the garden. Stone fireplace with wood mantle and stone hearth, display shelves to one side. Radiator, Wood style floor, radiator.

Kitchen/Dining Room: 24'3 x 12'2

Dining Room: Patio doors to garden, radiator, down lighters and wood style floor.

Kitchen: Front aspect, stable door to side. Range of storage units, worktops and white sink. Gas hob, double electric oven, further appliance spaces, wood style floor, down lighters and gas boiler.





Utility Room: 7'8 x 6'3 Stainless steel sink, cupboards, appliance space. Tiled floor, door and window to side door to Garage.

Shower Room. 7'8 x 5'11 White 3-piece suite, radiator, window, down lighters. (To be completed).

Stairs to Landing: Window to front, loft access, airing cupboard.

Bedroom 1: 14'4 x 10'11 (excl. wardrobes) Window to rear wardrobes, radiator.

Bedroom 2: 13'5 excl. wardrobe x 9'8 Window to rear, wardrobe, hand basin with cupboard below, radiator.

Bedroom 3 11'11 (excl. wardrobes) x 11'4 Front aspect, fitted wardrobes, radiator.

Bedroom 4: 10'4 x 7'5 Front aspect, wardrobe, radiator.

Bathroom: 3-piece suite, tiled walls, window, radiator.

Outside

To the Front: There is an extensive gravel driveway with parking/turning space, an area of lawn and established plant bed. Timber side fence and established hedges to front and sides

Garage: 17'7 x 8'4 Up/over door, power and a door to the house.

Rear Garden: A fabulous feature it extends to 85' in length and faces south, southwest: offering an excellent degree of privacy it abuts an allotment to the rear. A full width paved terrace with retaining wall leads to a large area of lawn bordered by banks of mature shrubs and plants. Feature pergola with area of block paving and a further lawn beyond, mature trees, greenhouse and timber garden shed. Side gate to the front.



Direction:

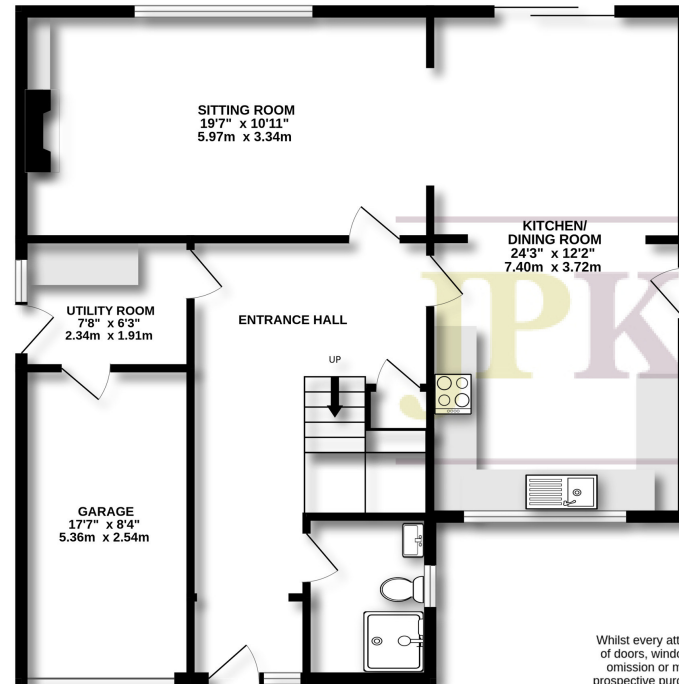
Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford, over the mini roundabout, then at the main roundabout on the A4074 proceed straight across up the A4130, take the 1st right into the service road, turn right again and the house is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

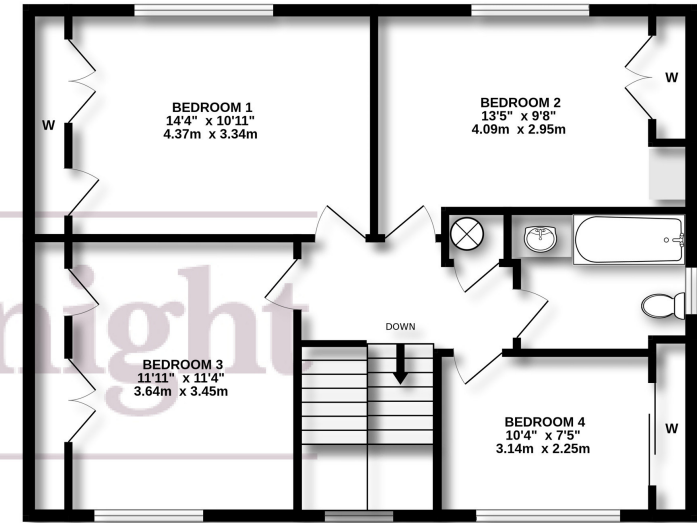
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1538sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

