



Howbery Farm, Crowmarsh Gifford OX10 8NR



## Howbery Farm, Crowmarsh Gifford

An attractive family home set on a small development within this popular village: it is within walking distance of Wallingford and its amenities. It is close to a park and there is a well regarded primary school within the village.

On the first floor it comprises three bedrooms, an en suite shower room and a bathroom whilst the ground floor has a sitting room, cloakroom and a 18' kitchen/dining room with adjacent utility room.

It has an adjacent garage with parking to the front and a secluded south, southwest facing rear garden.



## Tenure - Freehold

Accommodation

The property is double glazed.

Entrance Hall: Wood style floor, radiator, staircase.  
Cloakroom: White 2-piece suite, radiator, window.

Sitting Room: 13'1 x 12'2 The room features a bay window to the front, wood style floor and radiator.

Kitchen/Dining Room: 18' x 10'8

Kitchen area: View of the garden, range of storage units, worktops and white sink. Electric hob, extractor hood, electric oven, further appliance spaces, wood style floor, down lighters.

Open way and servery to:

Dining Room: Patio doors to the garden, wood style floor, radiator, breakfast bar, under-stair cupboard.





Utility Room: 6' x 5'3 maximum. Stainless steel sink, cupboard, appliance space, wood style floor, gas boiler (currently not working) door to side, radiator.

Stairs to Landing: Side window, radiator, loft access. Airing cupboard housing pressurised system and slatted shelving.

Bedroom 1: 11'4 x 10'11. Featuring a tall arched window to the front, wood style floor, radiator, wardrobes and bedroom furniture.

En Suite Shower Room: White 3-piece suite, radiator, wood style floor, window and down lighter.

Bedroom 2: 9'9 x 7'11 Window to the rear, wardrobe and radiator.

Bedroom 3: 8' x 7'11 Window to the rear, radiator.

Bathroom: White 3-piece suite, part tiled walls, wood style floor, radiator, window, down lighters.

Outside

Front Garden: Laid to shingle with a picket fence, flower borders and side hedge, a gate opens to the parking area at the side. This leads to the:

Garage: 17'9 x 8'3 Up/over door, power and door to garden.

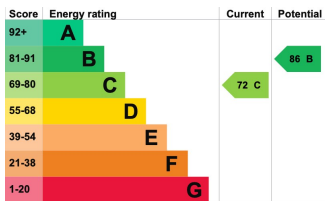
Storage area to the rear of the garage.

Rear Garden: A lovely feature facing south, southwest and extending to 44' in length. A paved terrace leads to an area of lawn with both island and border shrubs and plant beds. The gardens are enclosed by timber fencing with a gate to the parking area at the side.



**Directions**

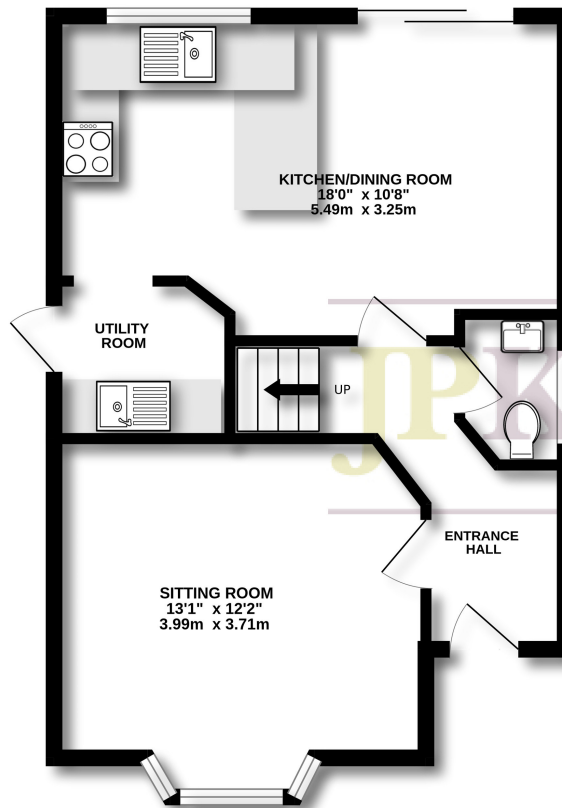
Turn right from our offices into St Martin's St. and at the traffic lights by Waitrose turn right into the High St. Continue over the Thames into Crowmarsh Gifford, proceed through the village and turn left at the mini roundabout into Benson Lane, take the first left into Howbery Farm the property is on the left.



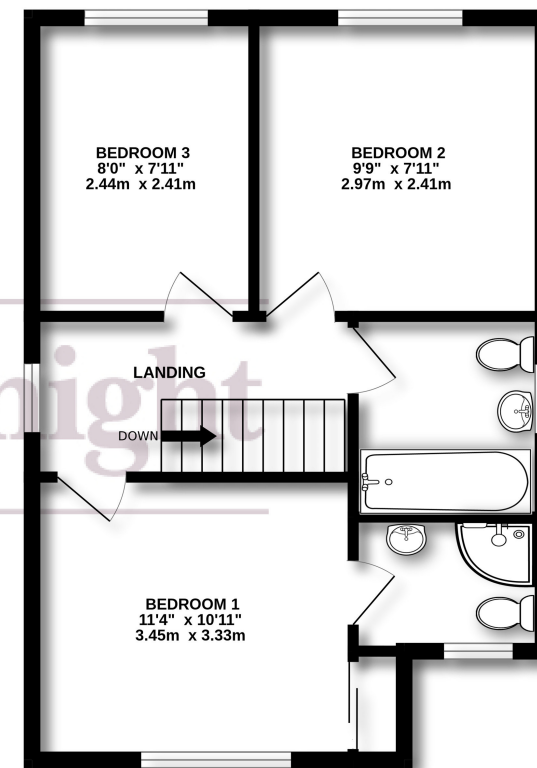
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



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.  
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