



The Street, Crowmarsh Gifford OX10 8EF



The Street, Crowmarsh Gifford

A fabulous 5 bedroom family home built in c.1930 with later additions and featuring a superb plot that extends to almost 1/5 of an acre and includes an established and secluded 106' rear garden. There is ample driveway parking and a detached garage. The beautifully presented accommodation comprises 5 bedrooms, a 19'6 double aspect sitting room with fireplace, family room, cloakroom and a 19'4 kitchen-breakfast room with adjacent utility room.

Occupying a delightful non-estate position in this sought after village just 0.7 of a mile from Wallingford town centre it is well placed for Oxford/Reading access via the nearby A4074.



Tenure - Freehold

The property is double glazed with gas central heating to radiators.

Entrance Hall: Herringbone woodblock floor, radiator, staircase and picture rail.

Sitting Room: 17'11 x 11'11 A bright double aspect room featuring a large bay to the front and French doors to the garden. Central fireplace with white surround and marble hearth with 'Jetmaster' range, down lighters, radiator and picture rail

Family Room: 10'11 x 10'5 Windows to front and side, feature fireplace with marble hearth, radiator.

Kitchen/Dining Room: 19'4 x 9' Windows to both rear and side, range of storage units, quartz worktops, stainless steel sink. Induction hob and extractor hood, double electric oven dishwasher and space for fridge/freezer. Herringbone woodblock floor, radiator, down lighters.





Utility Room: 6'11 x 6'7 Window and door to garden, quartz worktop, cupboards and sink, appliance space, herringbone woodblock floor, radiator.

Cloakroom: White 2-piece suite, radiator.

Stairs to Landing: Loft access, airing cupboard, wood floor.

Bedroom 1: 14'4 excl. wardrobes x 10'1 Large bay to the front, wood floor, full width wardrobing, panelling, radiator and loft access.

Bedroom 2: 10'11 x 10'6 Feature fireplace, wood floor, radiator, front aspect.

Bedroom 3: 11'11 x 7'7 Rear aspect, radiator.

Bedroom 4: 10'1 x 6'11 Rear aspect and radiator.

Bedroom 5: 10' x 9'2 (L-shaped) Rear aspect and radiator.

Bathroom: Fitted with a white 3-piece bathroom including a P-bath with shower unit and screen, chrome radiator, tiling and window. Shelved cupboard, down lighters.

Outside

To the Front: There is an area of lawn with flower and shrub borders, cobble effect drive and turning space, timber fencing.

Garage: 18'7 x 9'4 Up/over door to front, door to garden, power.

Rear Garden: A lovely feature it offers excellent seclusion and extends to 106' in length and is attractively planted. A large block paved terrace leads to a large area of lawn with ornamental pond and established side hedges. A bank of shrubs and yew hedge separate the far end where there is a raised seating area, further lawn, greenhouse and garden shed.

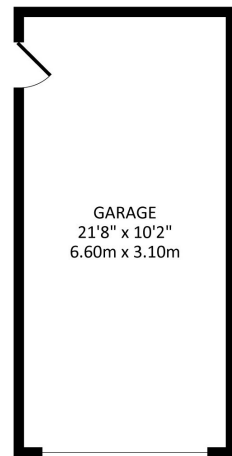


Directions

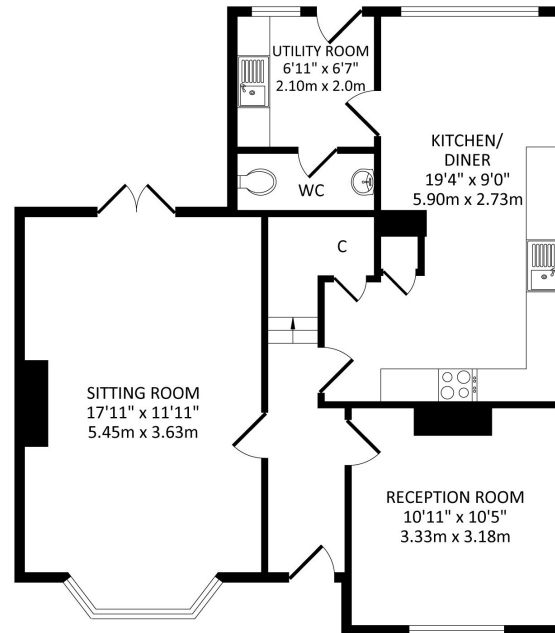
Turn right from our offices into St Martins St. and at the traffic lights by Waitrose turn right into the High Street. Continue over the Thames into Crowmarsh Gifford, straight across the mini roundabout and the property is shortly on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	71 C
39-54	E		
21-38	F		
1-20	G		

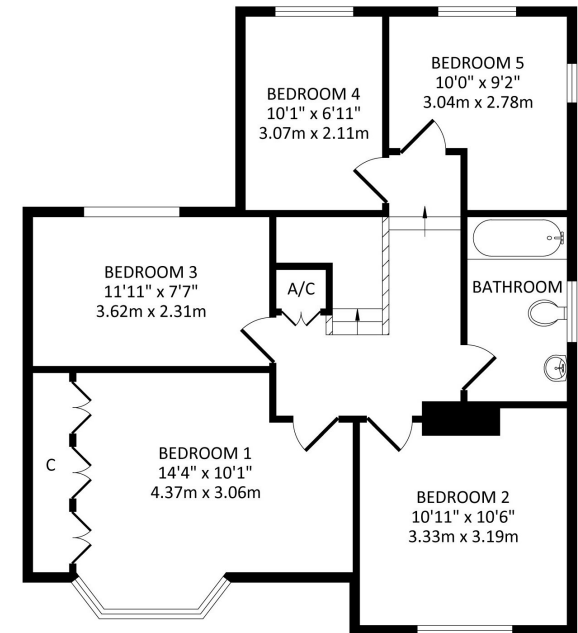
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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.



TOTAL FLOOR AREA : 1584 sq.ft. (147.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

