

PROPERTY AGENTS

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] The Street, Crowmarsh Gifford OX10 8EA



The Street, Crowmarsh Gifford

A beautifully appointed Grade II listed cottage set in the heart of this sought after Thames side village with an established and secluded 80' garden.

The delightful accommodation extends to approx. 1800sq.ft. with 3 double bedrooms and 2 bathrooms upstairs, the ground floor has a 19' sitting room, inner hall, dining room and 28'7 kitchen-family-breakfast room along with a utility room and shower room.

A side terrace features an insulated studio leading to mature and private gardens with a pretty pond.

The property has gas central heating to radiators and has some double and secondary glazing.



Tenure - Freehold

Front door to:

Sitting Room: 19'1 x 12'5 Feature bay window to the front, painted brick fireplace with a Clearview log stove, recessed shelving flanks the chimneybreast, stone floor, beamed ceiling and radiator. Steps to:

Inner Hall: Window to terrace, stone floor staircase, beams, radiator and wrought iron balustrade.

Dining Room: 12'9 x 12'6 Beamed ceiling, exposed brickwork, windows to side, stone floor, radiator.

Kitchen/Family/Breakfast Room: 28'7 x 12'11 There are windows and side stable door along with full width glazing/French doors to the garden. Feature brick chimneybreast with wood mantel, flueless gas stove. Stone floor, range of kitchen units with Corian worktops, Aga recess, Rangemaster cooker, extractor, dishwasher, down lighters.



Utility Room: 15'10 x 12'8 Front aspect, stone floor, beams, appliance spaces, tiled and heated floor, stable door to Internal side passage with doors to front and garden (neighbour has right of way through).

Shower Room: 3-piece suite incl. large shower cubicle, down lighters, window, heated and tiled floor, radiator.

Stairs to Landing: Side window, wall timbers.

Bedroom 1: 15'8 x 12'8 Front aspect, painted wall timbers, radiator, feature fireplace with grate.

Bedroom 2: 15'8 x 10'6 Front aspect, radiator, airing cupboard (with Gas boiler).

Bedroom 3: 13'4 x 10'8 side aspect, range of fitted wardrobes, radiator, painted wall timbers.

Bathroom 1: Fitted with a white 3-piece suite, 2 windows, down lighters and radiator.

Bathroom 2: Radiator, white 3-piece suite, eaves cupboard, down lighters.

Outside

From the front there is a side entrance into the garden. To the side of the house there is a paved terrace with planted border, attractive side wall and access via the internal passage to the front.

Studio/Workshop: 13' x 6'8 Insulated with 2 windows, stone floor, worktops and sink, power.

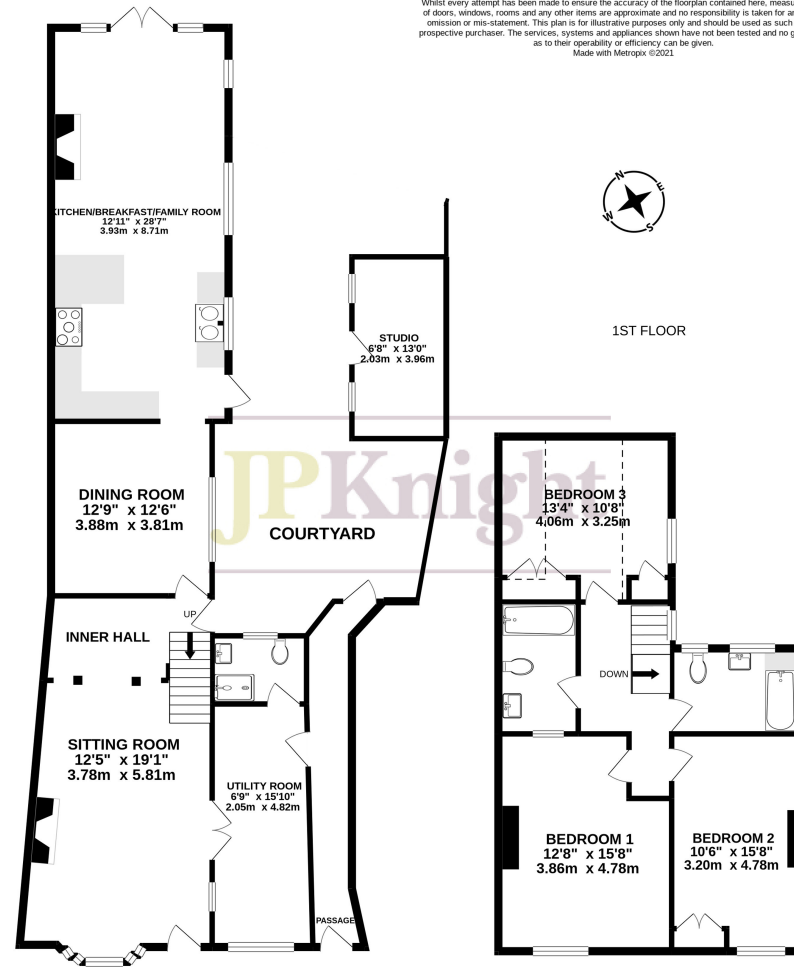
Rear Garden: A lovely feature it extends to c. 80', a terrace leads to an attractive pond with paved surround, beyond is an area of lawn with banks of established shrubs and plants. It is enclosed by timber fencing and stone walling. To the rear a vegetable area and shed.



GROUND FLOOR

TOTAL FLOOR AREA : 1703sq.ft. (158.2 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.
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