



Lane End, Crowmarsh Gifford OX10 8DG



Lane End, Crowmarsh Gifford

NO ONWARD CHAIN - An impressive 5 bedroom spacious detached home located in a quiet road within walking distance of Wallingford town centre. Offering versatile living space, charming gardens and the benefit of a self-contained annexe. The ground floor features a welcoming drawing room with open fireplace, a bright kitchen/breakfast room opening to the family room, it has a central island and adjoining utility room: there is a dining room and study.

The Annexe offers excellent potential for guests, multi-generational living or rental income. It has a stylish open plan living room/kitchen, cloaks/utility, bedroom and ensuite bathroom. The property is approached via twin five-bar gates opening to a gravel driveway framed by mature trees and planting. There is a walled garden to the front, side garden with a stand of mature trees and a rear garden that has a terrace with retaining wall, steps to the main lawn bordered by shrubs and established planting.



Tenure - Freehold

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

Entrance Hall: Wood floor, stairs to landing with cupboard, window with plantation shutters, radiator, egg and dart cornice, down lighters.
Cloakroom: White 2-piece suite, window, tiled floor, radiator.

Drawing Room: Double aspect with window to the front and French doors to the garden, fireplace with cast iron grate and granite hearth, gas point, wood floor, corner cabinet, stylish faux panelling, enclosed radiators, egg and dart cornice.

Kitchen/Breakfast Room: A double aspect room with a range of storage units including a large island with breakfast bar, quartz worktops, white sink, induction hob, twin electric ovens and twin combi ovens, dishwasher, down lighters, larger cupboard.

Utility Room: Integrated tall fridge, freezer, washing machine and tumble drier, worktops, sink, wood style floor, radiator.

Family Room: Fitted cupboards and display shelving, egg and dart cornice, down lighters, open way to the Kitchen.

Dining Room: Semi octagonal room with 3 windows and door to the terrace, slate floor, encased radiator, vaulted ceiling with down lighters, fitted cupboards, display shelf and bar.

Study: Window to the front, radiator, down lighters.





Boot Room: Wood style floor, door and window to the drive, radiator.
 Storeroom: Shelving. Plant Room: Gas boiler, hot water tank.

Stairs to Landing: Triangular bay to the front, two further windows, one with plantation shutters, 2 radiators.
 Bedroom 1: Window with plantation shutters to rear, range of fitted wardrobes and drawers, feature panelled wall, radiator.
 Ensuite Bathroom: Luxury 4-piece suite including large shower cubicle, bath with a wall mounted mixer unit, hand wash basin on floating drawer, low level wc, part tiled walls and tiled floor, window, radiator, down lighters.
 Bedroom 2: Windows with plantation shutters to the rear and side, radiator, range of wardrobes.
 Ensuite Shower Room: fitted with a 3-piece suite incl. a large shower cubicle, down lighters, window, radiator.

Bedroom 3: Rear aspect, radiator, panelled dado, open wardrobes.
 Bedroom 4: Front aspect with plantation shutters, panelled dado, radiator, wardrobe.
 Bathroom: White 4-piece suite, including separate shower cubicle and bath, part tiled walls and tiled floor, window, radiator.
 Stairs to Second Floor (space-saving stairs)
 Bedroom 5: 2 Velux and a porthole window with great views, radiator, door to a large loft space.

Annexe
 Living Room/Kitchen: 2 windows flank the door to the front, wood style floor, range of Kitchen units with integrated gas hob, extractor hob, electric oven, dishwasher, fridge/freezer and sink.
 Stairs to Landing with cupboard under.
 Rear Lobby: Door to side, window to the rear, wood style floor, boiler cupboard.
 Utility/ Cloakroom: White 2-piece suite, space for washing machine and tumble drier, wood style floor, window.
 Stairs to First Floor.
 Bedroom 1: 2 Velux and porthole windows, radiator, vaulted ceiling, eaves cupboard, feature rustic wood-lap wall.
 Ensuite Bathroom: 4-piece suite including bath and separate shower cubicle, wood style wall tiling, Velux window, radiator, eaves cupboards.

Twin five bar gates to the gravel drive.
 Side Garden: Secluded and abutting farmland with low timber fence, a lawn and a mature stand of trees.
 Front Garden: Walled with lawn interspersed with shrubs, path to the front door.
 Rear Garden: Paved terrace, retaining wall with steps to main lawn bordered by shrubs and plant beds and enclosed by timber fencing, gates to both side and front gardens.



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, across the mini roundabout and past the entrance to Home Farm, follow the road almost to the end the last turning on the left is Lane End.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
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.



MAIN HOUSE = 2964 SQ.FT. ANNEX = 215 SQ.FT. TOTAL = 3179 SQ.FT.

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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