



Robert Sparrow Gardens, Crowmarsh Gifford OX10 8DQ



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A stunning 4 double bedroom family home arranged over 3 floors and features a host of innovative eco-features that minimise running costs greatly. These include a ground source heat pump connected to two 330' boreholes, 14 photovoltaic panels, additional insulation and cavity wall in-fill, double and triple glazing with under-floor heating. It also has 3 bathrooms incl. 2 en-suites, a stylish spiral staircase, cloakroom and open plan living/dining room with adjacent kitchen. Outside there is a large double garage, a drive and delightful southwest facing garden. It is set in a quiet close of this sought after village just over a mile from Wallingford town centre.

Accommodation

The property has under-floor heating supplied via a ground source heat pump connected to two 330' boreholes, 14 photovoltaic panels and is double/triple glazed throughout. External cavity walls have been in-filled, electric and plumbing systems re-done to latest standard 4 years ago. Coherent theme in bathrooms and cloakroom and light maple wood throughout. Electric radiators in the 2 en-suites and a fitted wood burning stove in the sitting room for additional comfort.



Tenure - Freehold

Entrance Hall: Corridor with side cloakroom: White 2-piece suite, stylish tiling, internal window and down LED lighters. window to side, tiled with under-floor heating, cloaks cupboard, spiral staircase opening out to:

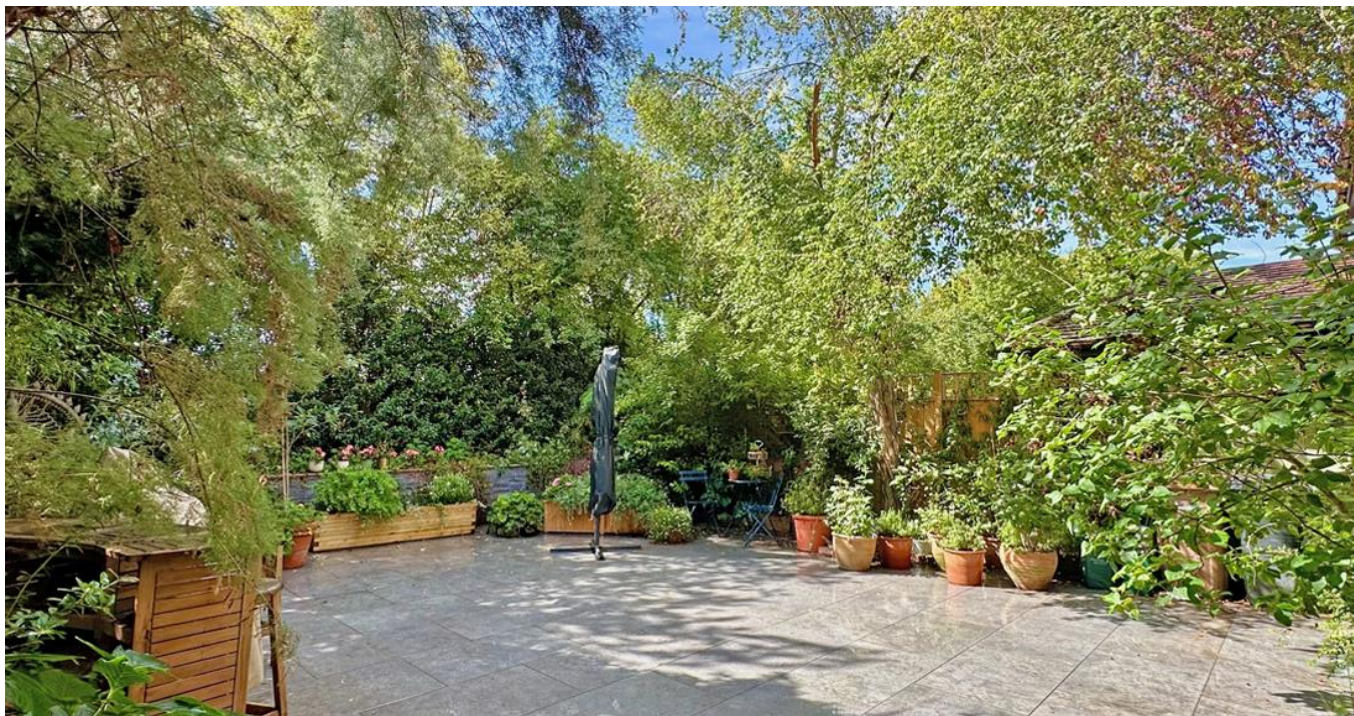
Sitting Room: Stone fireplace and fitted log stove, tiled with under-floor heating, two French doors with side windows to;

Dining Room: Glass roof, wood style floor, doors leading to the Family Room.

Family Room: Wood style floor, French doors and side windows to leading to the garden.

Kitchen: Window to rear and door out to side walkway, range of light maple storage units with worktops, induction hob with extractor hood, electric oven, high end dishwasher and recess for fridge/freezer, tiled with under-floor heating, ground source heat pump providing hot water and heating.





Spiral Staircase to First Floor Landing: Heated hard wood maple floor, large cupboard.

Bedroom 2: Window to front, heated hard wood maple floor, range of light maple fitted wardrobes.

En Suite Shower Room: White 3-piece suite including a large, tiled low profile walk in shower enclosure, heated maple floor, window, electric radiator for additional comfort, LED down lighters.

Bedroom 3: Heated hard wood maple floor, window to rear (triple glazed) large wardrobe recess.

Bedroom 4: Triple glazed window to rear, heated hard wood maple floor.

Shower Room: White 3-piece suite that includes a large low profile walk-in shower enclosure, window, heated maple floor, down lighters. Recess for washing machine with shelves above.

Spiral Staircase to Second Floor:

Comprising a luxury master suite - Dressing Area: Window to side, hard wood maple floor, range of light maple wardrobes, eaves access to additional storage.

Bedroom 1: Feature gable window (triple glazed) to rear fields, two recesses flank bed space, hard wood maple floor, two eaves cupboards access further storage.

En Suite Shower Room: White 3-piece suite including a large, tiled low profile walk-in shower enclosure, hard wood maple floor, access to extra storage eaves cupboard, Velux window, electric radiator for additional comfort, and LED down lighters.

Outside

Front Garden: Double width drive, timber path to front door.

Double Garage: 16'10 x 16'5 Two sets of twin doors, loft space, light and power, window to front.

Rear Garden: Professionally landscaped by a renowned garden firm this delightful feature the garden faces south-west and enjoys an excellent degree of privacy and is paved with raised borders with shrubs and trees.



Directions

Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then at the main roundabout take the fourth exit towards Reading. Take the next left into Cox's lane and left again into Robert Sparrow Gardens.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	76	80
England & Wales	EU Directive 2002/91/EC	

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.

