



Newnham Green, Crowmarsh Gifford OX10 8EW





## Newnham Green, Crowmarsh Gifford

**NO ONWARD CHAIN** – This well appointed detached bungalow situated in the desirable village of Crowmarsh Gifford is also within walking distance of Wallingford.

At the heart of the home is a charming sitting room with a wide bay window and a classic feature stone fireplace providing a focal point. The accommodation includes a conservatory and a kitchen/breakfast room, two bedrooms and a spacious bathroom.

The bungalow is double glazed and features gas-fired under-floor central heating throughout. There are two parking spaces on the drive and a large garage along with a mature and secluded garden planted with a variety of shrubs, plants and well tended beds. The nearby A4074 provides convenient access to both Reading and Oxford.



## Tenure - Freehold

Accommodation

Brick Entrance Porch.

Entrance Hall: Coved ceiling with downlights and loft access, tiled floor, double doors to both a cloaks cupboard and an adjacent linen cupboard.

Sitting Room: Bay window to the front, feature fireplace with stone surround and electric living flame fire, wall light points.

Kitchen/Breakfast Room: Window to the side, range of storage units with worktops and stainless steel sink, electric ceramic hob with extract hood and electric oven, dishwasher and fridge freezer, tiled floor and down lighters, wide arch to the hallway.







## Outside

Bedroom 1: French doors open to the rear garden, two built-in wardrobes and coved ceiling.

Bedroom 2: Double wardrobe, coved ceiling and double glazed French doors to the conservatory.

Conservatory: Double glazed with a glass roof set on a brick plinth with tiled floor and French Doors to the garden, power points set into the floor.

Bathroom: Fitted with a white three-piece suite including a P-bath with shower unit and screen above, tiled floor, chrome radiator, down lighters.

The Front of the property has two cobbled driveways one in front of the garage and the other to the side of it, a path leads to the front door across the side of the property and to one side there is a dwarf retaining wall, side fence and established bamboo screen.

Garage: 22'2 x 9'. Up over door, power, windows to the side and door to the garden, plumbing for washing machine, wall mounted gas boiler.

Rear Garden. Offering an excellent degree of privacy the garden features a lawn bordered by shrubs, plants and trees enclosed by timber fencing with a paved terrace, further paved corner terrace and two timber garden sheds with a side access of both sides.



Directions: Turn right from our offices into St Martin's St. and turn right at the traffic lights by Waitrose into the High St. Continue over the bridge into Crowmarsh Gifford and The Street, go over the mini-roundabout, turn next right onto Old Reading Road, turn first right onto Newnham Green, bear right and the property will be towards the end on the right.

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

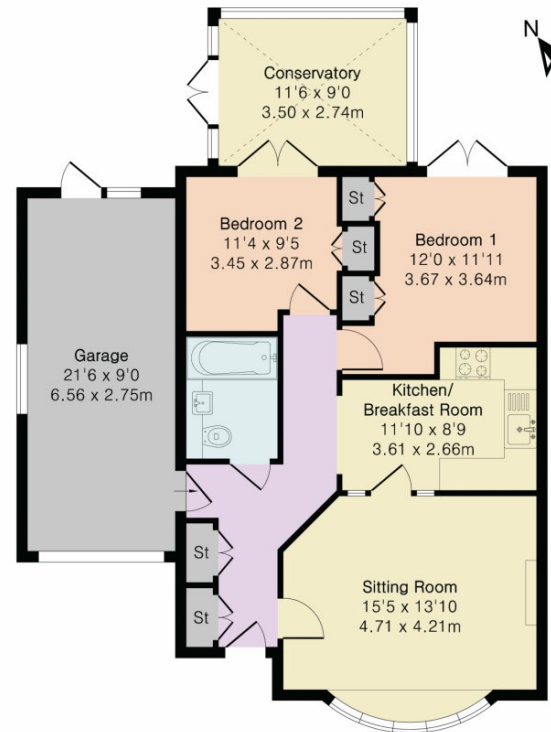
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Approximate Gross Internal Area 777 sq ft - 72 sq m  
(Excluding Garage)**

Garage Area 194 sq ft - 18 sq m



Ground Floor

