



Thames Mead, Crowmarsh Gifford OX10 8EY



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A charming chalet style detached home with superb countryside views.

This delightful property offers a wonderful blend of comfort and privacy. There is a hallway, cloakroom, spacious sitting room with log stove and views across the garden and countryside and kitchen/dining room leading to the front courtyard. Upstairs it has two double bedrooms and bathroom with a shower over the bath. To the front there is an enclosed, private courtyard and a block driveway leads to the garage. To the rear the fabulous 34' garden with stunning open views across the surrounding countryside, providing a perfect setting for outdoor relaxation or entertaining. This popular village offers convenient access via the nearby A4074 to Reading and Oxford and is within walking distance of Wallingford.

Tenure - Freehold

Accommodation

Enclosed entrance porch with French doors to the drive. Front door to:

Entrance Hall: Wood block floor, radiator, under stairs cupboard, stairs to landing, door to garage and part glazed door to rear deck.

Cloakroom: Fitted with a white two-piece suite, window, and cupboards.

Sitting Room: Sliding patio doors and separate window with lovely views over the garden and open countryside beyond, 'Contura' log stove, set on a marble hearth, wood block floor and 2 radiators.





Kitchen/Breakfast Room: Casement door and two windows out to the enclosed courtyard, the kitchen is fitted with a range of storage units with worktops and stainless steel sink, gas hob, electric oven and further appliance spaces, tiled floor, wood breakfast bar and radiator, gas boiler.

Stairs to landing: Loft access.

Bedroom 1: Picture window both overlooking the rear garden with far reaching views of the countryside beyond, full width range of wardrobes, eaves cupboard and radiator.

Bedroom 2: Window overlooking the front courtyard, range of wardrobes, eaves cupboard and radiator.

Bathroom: Fitted with a white three-piece suite including a bath with shower over, part tiled walls, radiator and window.

Outside:

Front driveway: Block paved with a side gate access to the garage and twin doors opening to the front courtyard.

Garage: 17' x 8'1 Up/over door, power, door to the house and French doors to the garden (the rear part of the garage at one time had been separated off and used as a study).

Front Courtyard: Enclosed by brick walling with twin gates giving vehicle access to the drive. There is also a side gate, timber shed and workshop. Covered with slate chips with areas of paving and a side bed.

Rear Garden: A fabulous feature extending to an average of 34' there is a full area of decking, partially covered, leading to a central lawn border with established laurel hedging and shrub planting. Beyond the gardens there are wonderful views across open countryside.



Directions:

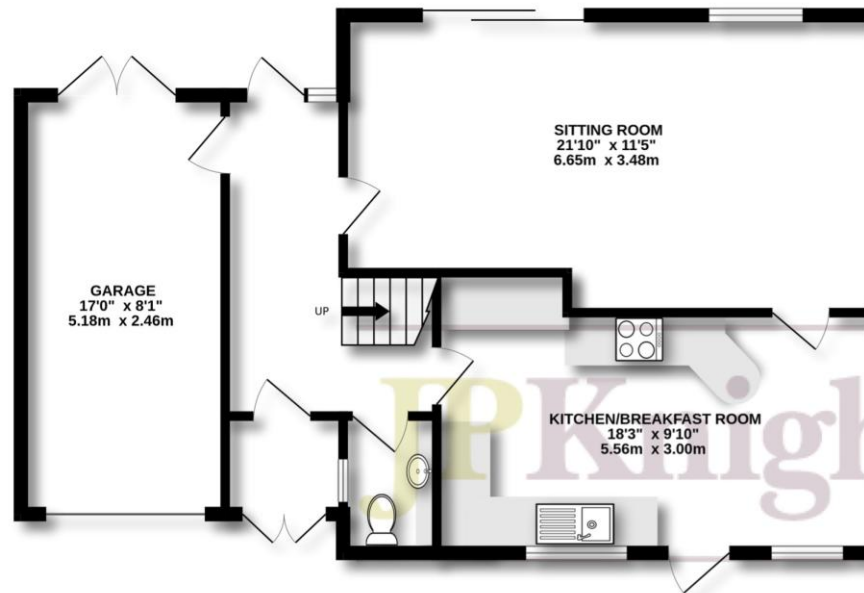
Turn left from our offices into St Martin's Street, turn right at the traffic lights into the High Street, continue over the Thames onto The Street, turn right onto Thames Mead follow the road to the top and property will be on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

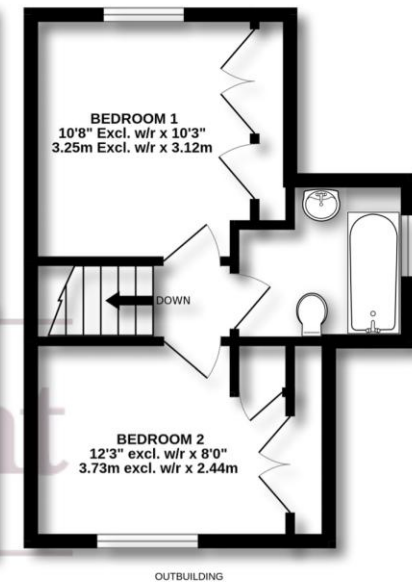
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



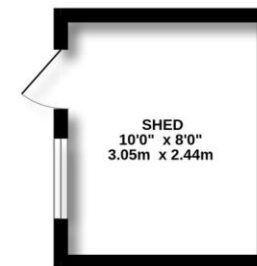
GROUND FLOOR



1ST FLOOR



OUTBUILDING



TOTAL FLOOR AREA : 925sq.ft. (85.9 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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