



Winters Field, Crowmarsh Gifford, OX10 8EE

Offers In Excess Of £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Tucked away quietly down a small cul-de-sac is this beautifully finished two double bedroom semi-detached home occupying a generous corner plot. The ground floor comprises of an entrance hall, three aspect living room with feature fireplace with wood burner, separate dining room with under stairs cupboard, modern downstairs cloakroom, well-equipped fitted kitchen with rear door leading out into the wonderful private garden. Upstairs the property offers two double bedrooms both with built-in storage cupboards plus a good size re-fitted white family bathroom suite with separate shower cubicle and bath. Outside the property offers a wonderful, mature corner plot garden wrapping around three sides of the property, mostly laid to lawn with a private patio area and lots of plants, shrubs, and flowers, recently added wooden cabin with light & power and additional patio area. With its excellent location and significant scope for improvement and extension (subject to relevant planning) this property presents a rare opportunity. To fully appreciate the potential on offer, early viewings are highly recommended.

The current vendors rent a garage straight from SOHA and have a Deed of easement (right of way) leading to the garages and to the front of their property which could be opened to create off-road driveway parking.





Key Features

- Secluded Semi-detached Home
- Two Double Bedrooms
- Two Reception Rooms
- Family Bathroom & Cloakroom
- Substantial Corner Plot Gardens
- Desirable Village Location



The Location

Crowmarsh Gifford is a small village just across the River Thames from the historic Market Town of Wallingford. Crowmarsh benefits from local amenities including two public houses, village hall, excellent playing fields a church and a well-regarded primary school. The village is ideally located for access via road or public transport to either Henley, Reading or Oxford.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has no allocated parking however there is ample street parking and the ability to create rear parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability may be restricted with some major mobile phone providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property.

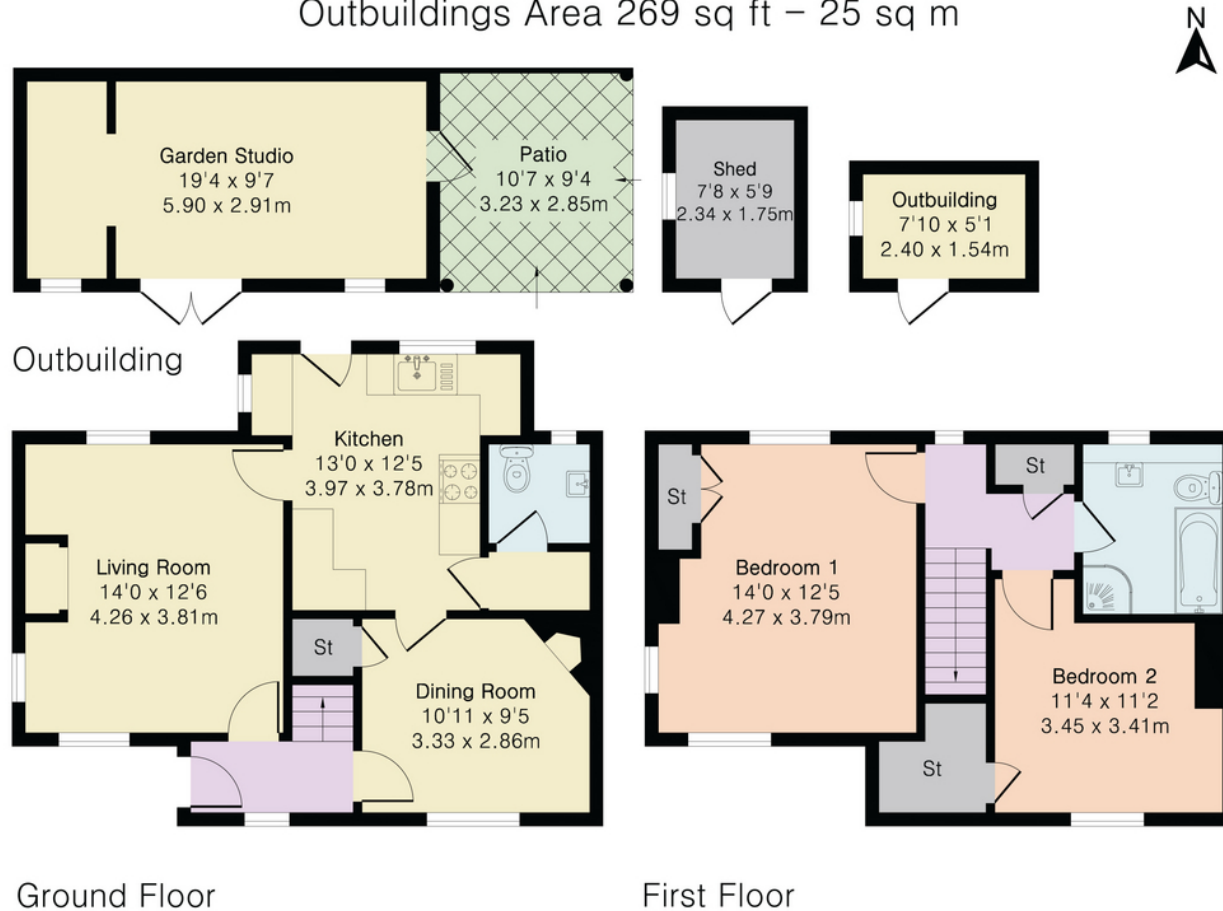


**Approximate Gross Internal Area 960 sq ft - 89 sq m
(Excluding Outbuildings)**

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 446 sq ft – 41 sq m

Outbuildings Area 269 sq ft – 25 sq m



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.



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