



McCulloch Meadows, Crowmarsh Gifford, OX10 8FX
£385,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Occupying a pleasant position on the "Wallingford Reach" development is this pretty and well presented two bedroom semi detached property.

Built by Bloor Homes and situated in the popular village of Crowmarsh Gifford, just a short walk to Wallingford town centre. The property comprises, entrance hall, spacious living room with understairs storage, a well equipped kitchen diner with added utility space and downstairs cloakroom. Upstairs there are two double bedrooms both with additional storage, a family bathroom, plus the added benefit of an ensuite shower room from the principal bedroom. Outside there is the a low maintenance garden with extended patio, plus a further raised patio area to enjoy the final bit of evening sun. To the front of the property there is driveway parking for two vehicles plus an electric charging point. To fully appreciate the presentation and position of this fabulous home, viewings are highly recommended.





Key Features

- Semi detached property
- Two double bedrooms with an ensuite from the principal bedroom
- Kitchen diner with added utility space
- Cloakroom
- Driveway parking and EV charging point
- Desirable village location



The Location

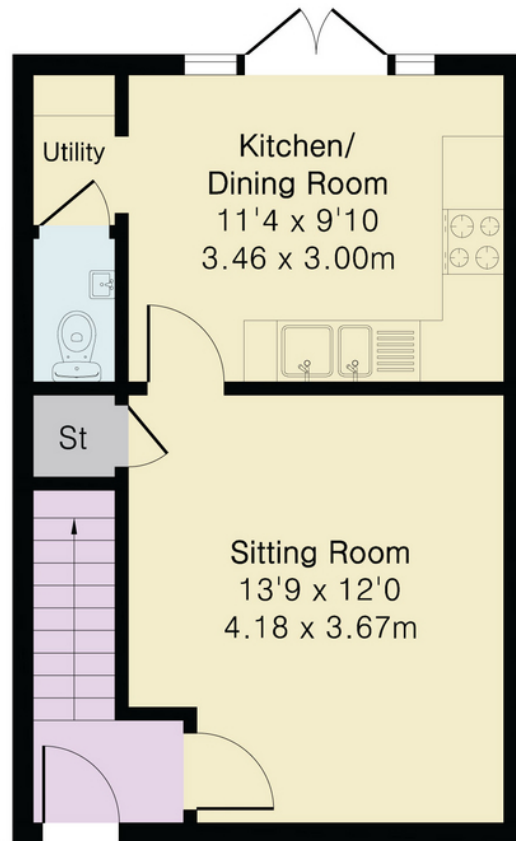
Crowmarsh Gifford is a small village just across the River Thames from the historic Market Town of Wallingford. Crowmarsh benefits from local amenities including two public houses, village hall, excellent playing fields a church and a well regarded primary school. The village is ideally located for access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



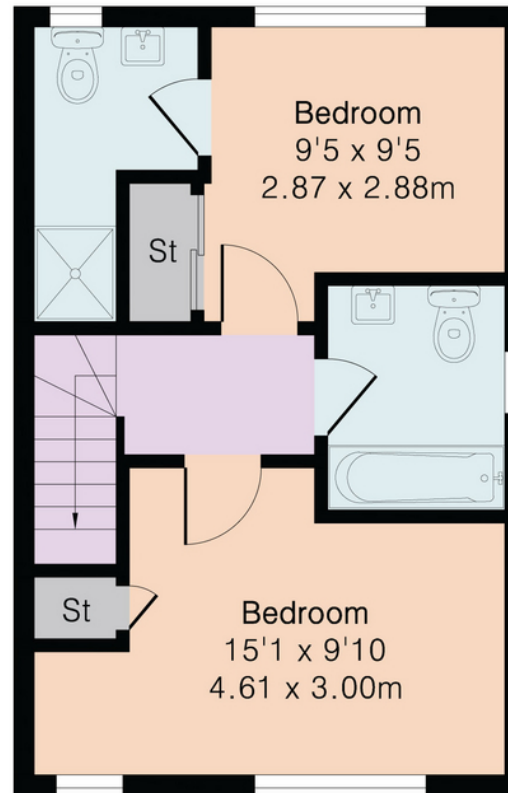
Approximate Gross Internal Area 724 sq ft - 68 sq m

Ground Floor Area 362 sq ft – 34 sq m

First Floor Area 362 sq ft – 34 sq m



Ground Floor



First Floor



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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