



14 Home Farm, Wallingford, OX10 8EL
£399,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated over three floors and recently updated and modernised by the current owners is this three bedroom property occupying a pleasant position in the desirable village of Crowmarsh. Offered to the market with a closed onward chain the property offers flexible accommodation throughout.

The property benefits from a 28ft open plan kitchen/living/dining area, three well proportioned bedroom, two bathrooms, driveway parking and an integral garage, plus a sunny south facing rear garden. The property is conveniently located near to the local primary school, amenities and just a short walk to the River Thames. To fully appreciate the size, location and presentation, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway 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.



Key Features

- Closed onward chain
- Desirable location
- 3 well propositioned bedrooms
- Recently modernised by the current owners
- South facing garden
- Garage and driveway parking
- Flexible accommodation

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.



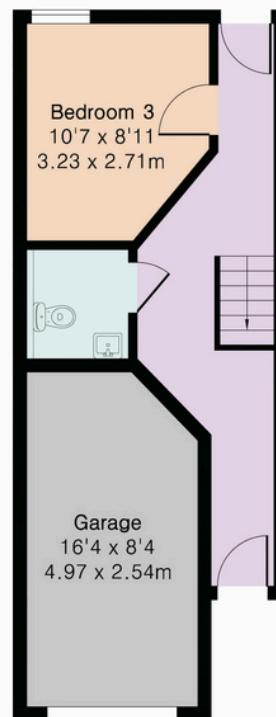
**Approximate Gross Internal Area 933 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 237 sq ft - 22 sq m

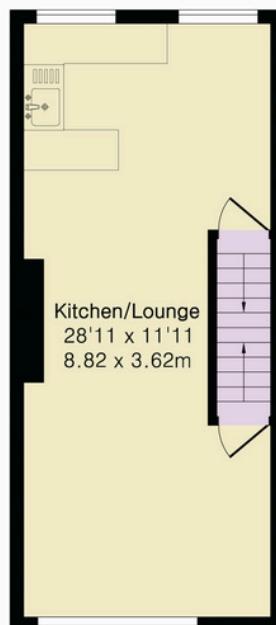
First Floor Area 348 sq ft - 32 sq m

Second Floor Area 348 sq ft - 32 sq m

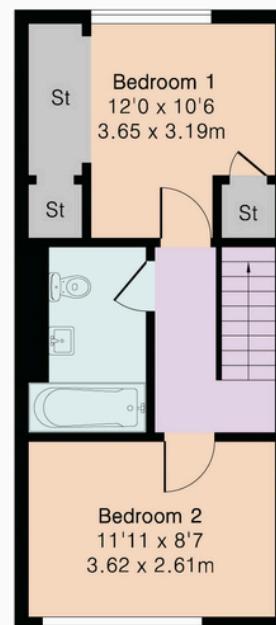
Garage Area 131 sq ft - 12 sq m



Ground Floor



First Floor



Second 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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