



4 Howbery Farm, Crowmarsh, OX10 8NR



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This attractive 4-bedroom semi-detached house enjoys a convenient position within walking distance of the historic market town of Wallingford, with its excellent range of shops, cafés, restaurants and amenities.

Crowmarsh is a popular village immediately adjoining Wallingford, which benefits from a peaceful village setting while having extensive amenities in Wallingford close by. The area also benefits from excellent road links, local and countryside walks with easy access to footpaths around the Thames Valley.

Tenure - Freehold

The property is approached via a front garden with a paved surround and pathway leading to the front door.

The entrance hall provides access to the principal ground floor rooms and includes a downstairs cloakroom.

The dining room is a lovely entertaining space with sliding doors opening directly onto the rear garden.

The kitchen/breakfast room is fitted with an attractive range of wall and base units, installed approximately two years ago, with integrated oven, hob and extractor over, appliance spaces and a white sink and drainer.

An opening leads through to the utility room, which benefits from access to the garden.





The living room is positioned at the front of the property and features a large bay window, an additional window and an attractive feature fireplace with electric fire.

To the first floor, the principal bedroom is located to the front and benefits from a range of fitted wardrobes.

A door leads to the en-suite shower room, which is fitted with a four-piece suite comprising WC, wash hand basin with storage beneath, bidet and separate shower cubicle, together with a heated towel rail and window.

There are three further bedrooms, complemented by a well-appointed family bathroom with window, four-piece suite and useful storage beneath the wash hand basin.

Outside, the rear garden is a particular feature of the property, offering a secure and attractive space with a patio and brick-paved seating area, lawned area, additional paved and shingle sections, and a variety of established shrubs and trees. The garden is enclosed by a combination of walling and panel fencing, with a side gate providing access to the front. There is also a side door giving access to the rear of the garage.

Overall, this is a spacious and versatile family home, with well-proportioned accommodation and an attractive enclosed garden, all within easy walking distance of Wallingford town centre.



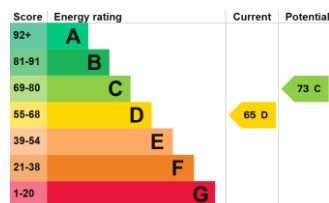
Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft

Garage = 13.7 sq m / 147 sq ft

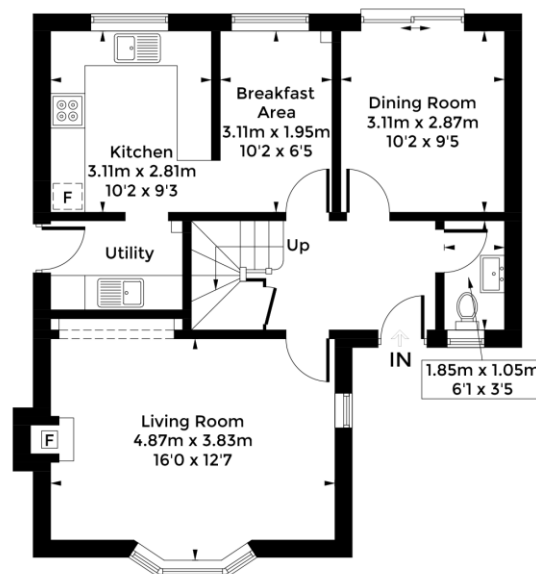
Total = 133.2 sq m / 1433 sq ft

Directions:

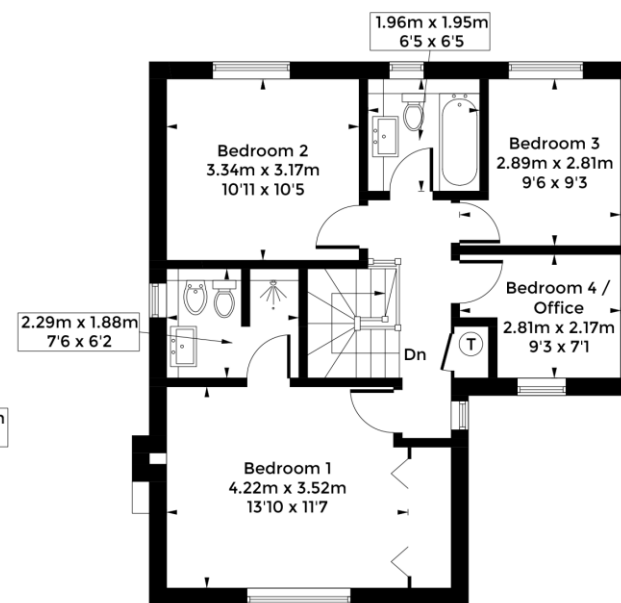
From our office turn right onto High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, turn left onto Howbery Farm and the property will be on the right



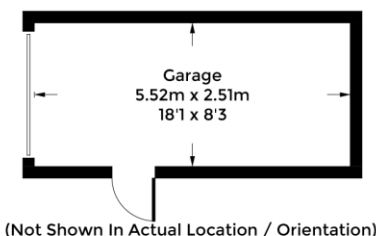
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)