



The Street, Crowmarsh Gifford, OX10 8HF

Guide Price £660,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in the heart of the village of Crowmarsh Gifford is this Four Bedroom home with great family accommodation over two floors. The property comes with a hidden gem in the form a second garden measuring over 75ft and offering a great outside entertaining area along with the ability to build a summer house or garden office (subject to usual permissions).

The ground floor of the property is a great size with a large open sitting room with wood burner leading through to the dining room then onto the refitted kitchen with central island and integral appliances. In addition there is a conservatory that leads off the dining room through to the gardens. A cloakroom completes the accommodation on the ground floor which has the benefit of under floor heating throughout. The first floor has four bedrooms and the refitted bathroom with roll top bath and wet room style shower.





Key Features

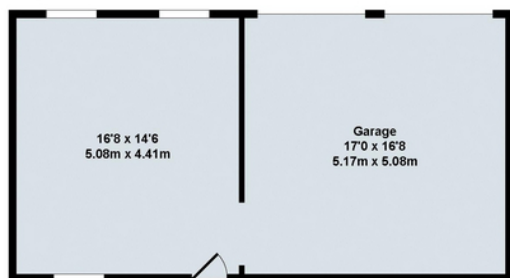
- Four Bedroom Family House
- Large Sitting Room with Woodburner
- Refitted Kitchen with Dining Room
- Conservatory
- Refitted Bathroom
- Under Floor Heating on the Ground Floor
- Traditional Garden with Separate Second Garden
- Double Garage and Workshop
- Village Location
- Close to Local Amenities and Public Transport



The Location

To the rear of the property the gardens can be found mainly laid to lawn with mature trees and a lovely sunny aspect patio area, there is also a side access gate as well as access to the double width garage with large adjoining workshop plus parking in front. The second garden is located just a few yards away and as previously mentioned is a superb additional outside family space. To fully appreciate the location and overall space of this family home, viewings are highly recommended.

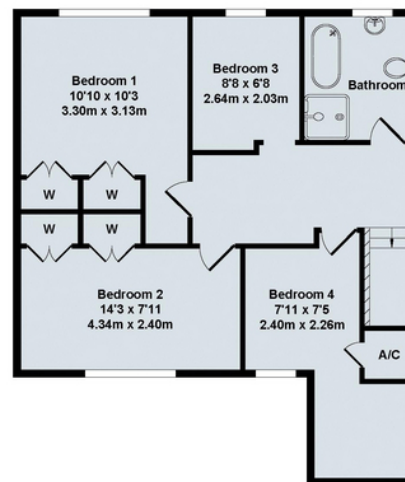
Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has allocated parking. The government portal generally highlights this as a very low risk postcode for flooding. 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. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Garage



Ground Floor



First Floor

Total Approx. Floor Area 2055 Sq.Ft. (190.90 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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