

WE VALUE



YOUR HOME



Thames Mead, Crowmarsh Gifford  
£625,000



Offered with no onward chain, this well-presented four-bedroom family home is set within a prime village location in Crowmarsh Gifford and enjoys a host of appealing features ideal for modern family living.

The property sits in a quiet cul-de-sac and benefits from a south-facing rear garden with picturesque open-field views, creating a wonderful sense of space and privacy. Internally, the ground floor offers a generous lounge/dining room, a versatile family room suitable for a variety of uses, a well-appointed kitchen, and a separate study, perfect for home working.

Upstairs, there are four well-proportioned bedrooms, all served by a modern shower room. Further advantages include a double garage and off-street parking for two vehicles, adding both convenience and practicality.

**What the Owner Says:**  
"This is a super family home in a quiet cul-de-sac with excellent neighbours. The open view to the rear is a real delight. It's a short walk to the primary school, or you can walk over the bridge into Wallingford for its amenities and secondary school."





- DETACHED FOUR BEDROOM FAMILY HOME
- OFFERED WITH NO ONWARD CHAIN
- SOUTH FACING REAR GARDEN WITH PICTURESQUE OPEN-FIELD VIEWS
- WELL-PRESENTED THROUGHOUT
- LOUNGE/DINING ROOM, FAMILY ROOM, KITCHEN & STUDY
- MODERN SHOWER ROOM
- DOUBLE GARAGE & OFF-STREET PARKING
- PRIME VILLAGE LOCATION

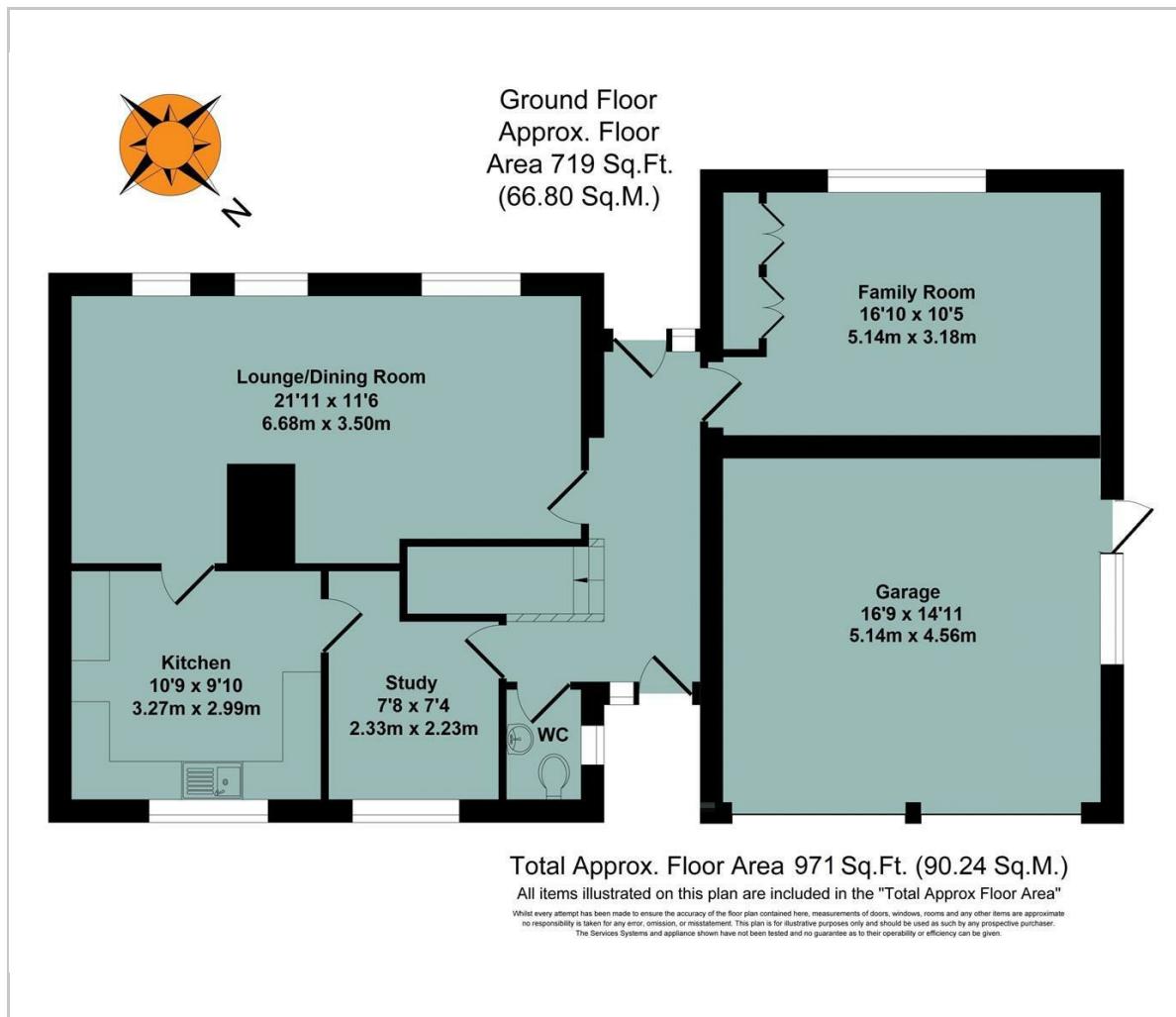


| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1

if you wish to arrange a viewing appointment for this property or require further information.

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