



Crabtree Corner, Wallingford, OX10 6BN

Guide Price £795,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

You are welcomed with an extended porch to the front you go through to the kitchen and utility space and downstairs W/C and rear access. The modern kitchen has a large window over looking to the garden and fields beyond allowing a large amount of natural light through the house. To the front is a large open plan living dining room with doors leading to the garden and back into the kitchen. You also have a separate snug tv room or home office. Heading upstairs you have four good sized double bedrooms with a family bathroom, Ensuite in the master room and plenty of built in storage throughout the house. The property is being sold with no onward chain.

The garden wraps around the property with the rear of the house of it being south facing and a good selection of trees and plants making a lovely peaceful garden. There is a raised terrace with direct access to the house creating a perfect outside dining area and a well maintained veg garden to the side. There is a large driveway to the front with parking for multiple cars.





Key Features

- Four double bedrooms
- Large family kitchen with separate dining space and living room
- Side and rear access to a wrap around garden
- Utility room
- Sweeping countryside views from both floors
- South facing garden



The Location

Ipsden is a quiet countryside village just a short drive from Wallingford and Henley. The village has a cricket ground, very popular nursery as well as a great country pub and ample countryside walks, with further amenities in nearby Stoke Row and Wallingford just 8 miles away. There is a secondary school and doctors surgery 3 miles down the road in Woodcote

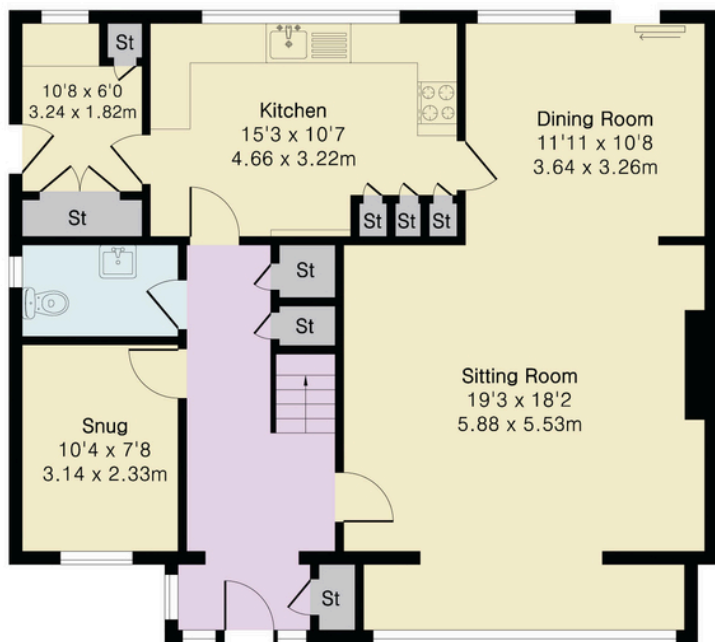
Some material information to note: Oil central heating. Sceptic tank drainage. Mains water. Mains electrics. Offcom checker indicates standard and superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking. The government portal generally highlights this as a very low risk address 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.



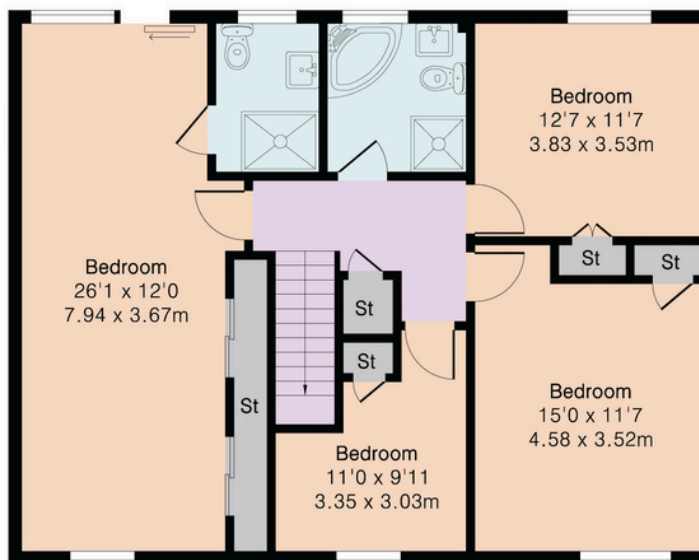
Approximate Gross Internal Area 1894 sq ft - 176 sq m

Ground Floor Area 997 sq ft – 93 sq m

First Floor Area 897 sq ft – 83 sq m



Ground Floor



First Floor

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