

PROPERTY AGENTS

JPKnight



Newnham Green, Crowmarsh Gifford OX10 8EP



Newnham Green, Crowmarsh Gifford

A delightful chalet style home set in a lovely traffic free location on this sought after development with a 34' south, southwest facing garden and gated drive. This much loved family home has been extended and the accommodation now includes 3 bedrooms, 2/3 reception rooms, bathroom, cloakroom and kitchen. The village has a highly regarded local school and Wallingford is within walking distance.

Accommodation

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Entrance Hall: Radiator, wood floor, under stair cupboard.

Cloakroom: White suite, radiator, gas boiler.

Living/Dining Room: 21'10 x 12'1 max.

Two windows and a casement door out to the garden, 2 radiators, shelved recess, the dining area has a woodblock floor, cupboard.

Kitchen: 10'8 x 9'10

Window to front, range of storage units, work tops, stainless steel sink unit, induction hob with electric extractor hood above, double electric oven, wood floor, space for fridge freezer, dishwasher and washing machine.





Family Room: 17'2 (into bay) x 12'
Dado rail, radiator, stairs to landing.

Bedroom 3: 12'1 x 8'8
Window to front and side, radiator.

Stairs to landing with loft access.

Bedroom 1: 12'7 x 10'6
Window to rear, wardrobe: eaves cupboard, radiator.

Bedroom 2: 14'5 x 7'10
Window to front, radiator: eaves cupboard.

Bathroom:
White 3-piece suite including a power shower above the bath: tiled walls and floor, radiator, window.

Outside

Front Garden: Extending to 34' in length it is laid to lawn with mature shrubs, conifers to side and a path to the front door.

Rear Garden and Drive: The rear garden extends to 34' and comprises an area of lawn with flowerbeds to front and side. There is an electric awning on the back of the house providing shade in the summer months. Enclosed by timber fencing there is a cobble style drive with twin gates.

Cedar Shed: 10'10 x 7'8
Twin doors and window to front.



Directions

Turn right from our offices into St Martin's St. and then right at the traffic lights by Waitrose into the High St. Continue over the Thames into Crowmarsh Gifford. Proceed over the mini roundabout and turn next right into Old Reading Road, then first right into Newnham Green.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(65-80) C		
(55-64) D	61	
(35-54) E		
(21-34) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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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