



Howbery Farm, Crowmarsh Gifford OX10 8NR



## Howbery Farm, Crowmarsh

A superb family home situated on a small, quiet development in this popular village: it is also within walking distance of Wallingford town centre. Having been cleverly extended by the current owners it now features 4 bedrooms and 2 bathrooms whilst the ground floor has a sitting room, cloakroom, utility room and an open plan kitchen-breakfast-family room. Outside it has a drive leading to the garage with a private garden to the rear.

### Accommodation

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

## Tenure - Freehold

### Entrance Hall:

Radiator, stairs to landing, wood style floor.

Cloaks: White 2-piece suite basin, wood style floor, radiator.

### Sitting Room: 13' x 12'2 into bay

Attractive bay window to the front, stone fire place with a coal effect gas fire, radiator.

### Kitchen/Breakfast/Family Room: 27'x 19'9 (L-shaped)

A bright room with windows front and rear: patio doors to the garden. Range of storage units, worktops incorporating a breakfast bar, gas hob, extractor hood above, electric oven, space for fridge/freezer and dishwasher. Down lighters and 2 radiators. The family area has fitted cupboards.





Utility Room: 5'9 x 5'2  
 Door to side, stainless steel sink unit, cupboards, appliance space, gas boiler: wood style floor, radiator.

Stairs to Landing; Window to side, radiator.

Bedroom 1: 11'2 x 11' excluding wardrobes  
 Featuring an imposing 'Venetian' window to the front, radiator, fitted wardrobes.

En Suite Shower Room:  
 White 3-piece suite, tiling, radiator and window.

Bedroom 2: 18' x 7'10  
 (With 2 doors to landing this could be split into 2 bedrooms), two windows and radiators.

Bedroom 4: 10'8 x 8  
 Window to rear, radiator.

Bathroom: 8'7 x 8'  
 White 4-piece suite, including a bath and shower cubicle: tiling, radiator and window.

Stairs to Second Floor:  
 Study Area 11' x 8'3 (floor level) Velux window to rear.

Bedroom 3: 18'1 x 11' (at floor level)  
 Porthole and two Velux windows, radiator.

Outside

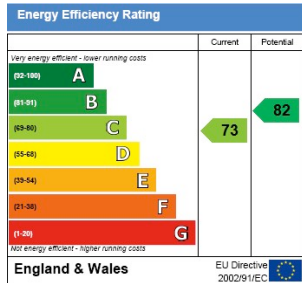
Garage: 17'6 x 9'5  
 Electric roller door, light/power, door to side, loft storage.

Rear Garden:  
 Offering an excellent degree of privacy the garden is laid to lawn with a paved terrace and area of decking. It is enclosed by timber fencing with gated side access.

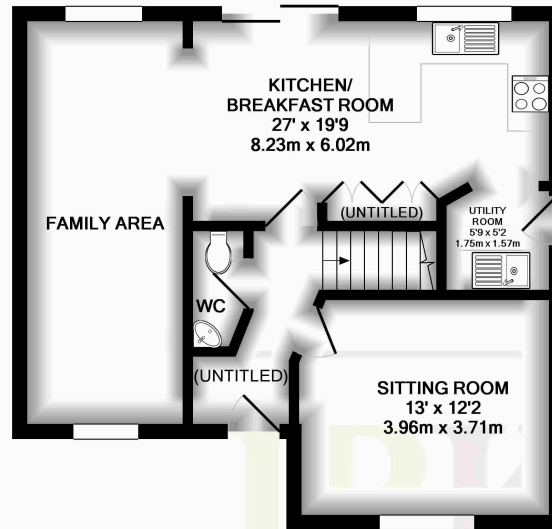


**Directions**

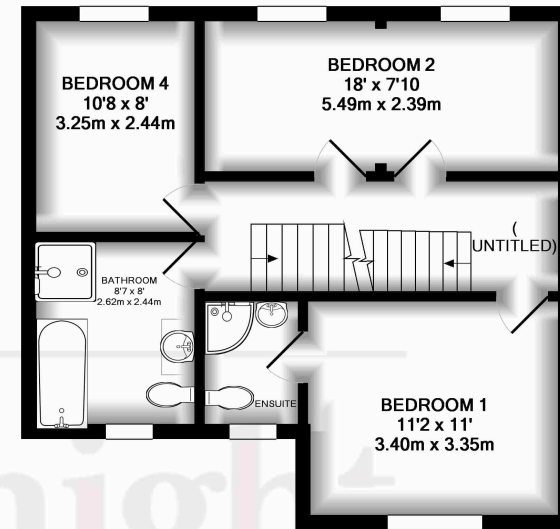
Turn right from our offices into St Martin's St. and at the traffic lights by Waitrose turn right into the High St. Continue over the Thames into Crowmarsh Gifford, proceed through the village and turn left at the mini roundabout into Benson Lane, take the first left into Howbery Farm the property is the penultimate house on the right.



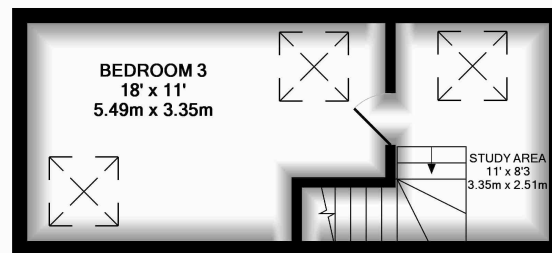
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 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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