



Robert Sparrow Gardens, Crowmarsh Gifford OX10 8DQ



Robert Sparrow Gardens, Crowmarsh Gifford

A stunning 4 double bedroom family home with private indoor pool; remodelled and beautifully refurbished 4 years ago, it is arranged over 3 floors and features a host of innovative eco-features that minimise running costs greatly. These include a ground source heat pump connected to two 330' boreholes, 14 photovoltaic panels, additional insulation and cavity wall in-fill, double and triple glazing with under-floor heating. It also has 3 bathrooms incl. 2 en-suites, a stylish spiral staircase, cloakroom and open plan living/dining room with adjacent kitchen. Outside there is a large double garage, a drive and delightful southwest facing garden. It is set in a quiet close of this sought after village just over a mile from Wallingford town centre.

Accommodation

The property has under-floor heating supplied via a ground source heat pump connected to two 330' boreholes, 14 photovoltaic panels and is double/triple glazed throughout. External cavity walls have been in-filled, electric and plumbing systems re-done to latest standard 4 years ago. Coherent theme in bathrooms and cloakroom and light maple wood throughout. Electric radiators in the 2 en-suites and a fitted wood burning stove in the sitting room for additional comfort.



Tenure - Freehold

Entrance Hall: Corridor with side cloakroom: White 2-piece suite, stylish tiling, internal window and down LED lighters. Window to side, tiled with under-floor heating, cloaks cupboard, spiral staircase opening out to:

Sitting Room: 16'3 x 12' Stone fireplace and fitted log stove, tiled with under-floor heating, two French doors with side windows to;

Pool Room: 15'3 x 12'2 Automatically filtered and heated swimming pool made of fibreglass with remote controlled swimming jet and insulating cover, paved surround and cover, lit through a large glass roof and LED down lighters.

Dining Room: 12'3 x 9'11 Tiled with under-floor heating, French doors and side windows to timber decking and the garden.

Kitchen: 12'5 x 9'1 Window to rear and door out to side walkway, range of light maple storage units with worktops, induction hob with extractor hood, electric oven, high end dishwasher and recess for fridge/freezer, tiled with under-floor heating, ground source heat pump providing hot water and heating.





Spiral Staircase to First Floor Landing: Heated hard wood maple floor, large cupboard.

Bedroom 2: 11'11 x 10'11 incl. wardrobe.
Window to front, heated hard wood maple floor, range of light maple fitted wardrobes.

En Suite Shower Room: White 3-piece suite including a large, tiled low profile walk in shower enclosure, heated maple floor, window, electric radiator for additional comfort, LED down lighters.

Bedroom 3: 12'4 incl. wardrobe x 8'11
Heated hard wood maple floor, window to rear (triple glazed) large wardrobe recess.

Bedroom 4: 10'4 x 9'4
Triple glazed window to rear, heated hard wood maple floor.

Shower Room: White 3-piece suite that includes a large low profile walk-in shower enclosure, window, heated maple floor, down lighters. Recess for washing machine with shelves above.

Spiral Staircase to Second Floor:
Comprising a luxury master suite - Dressing Area: Window to side, hard wood maple floor, range of light maple wardrobes, eaves access to additional storage.
Bedroom 1: 12'3 x 10'3 (floor measurements)
Feature gable window (triple glazed) to rear fields, two recesses flank bed space, hard wood maple floor, two eaves cupboards access further storage.
En Suite Shower Room: White 3-piece suite including a large, tiled low profile walk-in shower enclosure, hard wood maple floor, access to extra storage eaves cupboard, Velux window, electric radiator for additional comfort, and LED down lighters.
Outside

Front Garden: Double width drive, timber path to front door.
Double Garage: 16'10 x 16'5 Two sets of twin doors, loft space, light and power, window to front.

Rear Garden: A delightful feature the garden faces south-west and enjoys an excellent degree of privacy. There is a large area of decking leading to a well maintained lawn with feature stone border and timber fencing across the rear and adjacent seating area. The lawn is flanked by side beds with mature shrubs and trees, side gate to front.



Directions

Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then at the main roundabout take the fourth exit towards Reading. Take the next left into Cox's lane and left again into Robert Sparrow Gardens.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	76	80
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.



Approximate Gross Internal Area
 Ground Floor = 72.4 sq m / 779 sq ft (Including Pool)
 First Floor = 49.3 sq m / 531 sq ft
 Second Floor = 28.3 sq m / 305 sq ft
 Garage = 25.2 sq m / 271 sq ft
 Total = 175.2 sq m / 1886 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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