



Meadow Lane, Crowmarsh Gifford OX10 8BH



Meadow Lane, Crowmarsh Gifford

Situated in this popular village and within walking distance of Wallingford, a superb family home with four bedrooms, two bathrooms, three reception rooms, utility and a kitchen/breakfast room. It is set on this exclusive development of just 3 properties. The total plot is approx. a fifth of an acre, including a south facing garden and detached double garage.

Accommodation

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

Tenure - Freehold

Entrance Hall: Window to front, radiator.

Inner Hall: 15'6 x 8'10 max. Staircase, radiator: 2 cupboards.
Cloakroom: White 2-piece suite, window and radiator.

Drawing Room: 17'1 x 14'7
Casement door flanked by windows to the garden, side window, fireplace with painted surround, marble inset and hearth, coal effect gas fire. Dado rail, radiator.

Dining Room: 12'11 x 10'10 Front aspect, radiator, dado rail.

Study: 10' x 8'1 Rear aspect, radiator, large under-stair cupboard.

Kitchen/Breakfast Room: 17' x 13'8
Windows rear and side, range of storage units with worktops, electric ceramic hob, extractor hood, electric oven, dishwasher, fridge freezer, tiled floor and radiator.





Utility Room: 6'9 x 5'7 Door to rear, cupboard, worktops, stainless steel sink, space for washing machine and tumble drier, tiled floor, radiator, gas boiler.

Stairs to Galleried Landing:
Side aspect, loft access, radiator, airing cupboard.

Bedroom 1: 17'3 x 16'4 excl. wardrobes.

2 windows to front, 2 double wardrobes: radiator, dado rail.

En Suite Shower Room: Fitted with a 4-piece white suite, tiled, panelled wood dado rail, wood style floor, window, down lighters, radiator.

Bedroom 2: 13'8 x 10'6 variable.

Window to rear, radiator: two wardrobes with access to under eaves storage space.

Bedroom 3: 11'8 x 9'10

Window to front, radiator: double wardrobe.

Bedroom 4: 10'1 x 8'4

Rear aspect, radiator: painted wood floor.

Bathroom: White 4-piece suite that includes a bath and shower cubicle, part tiled walls, window, radiator.

Outside:

The property's grounds comprise the main formal gardens enclosed by timber fencing as well as a further area of land beyond mainly planted with mature trees and enclosed by a ranch style fence.

To the front there is a parking area with a wrought iron gate to a block paved path to front door with hedged borders and gate to garden.

The main garden extends to the front of house, featuring excellent privacy it is attractively landscaped and faces south. A paved terrace leads to an area of lawn with side fence, shrub and plant borders with a paved path to the garage.

To the rear of the house there is an area laid to slate flakes with patterned brick sets and screened by mature hedges and trees, side gate to front garden.

Detached Double Garage: 19'3 x 18'3

Two up/over doors: light and power, door to garden.



Directions

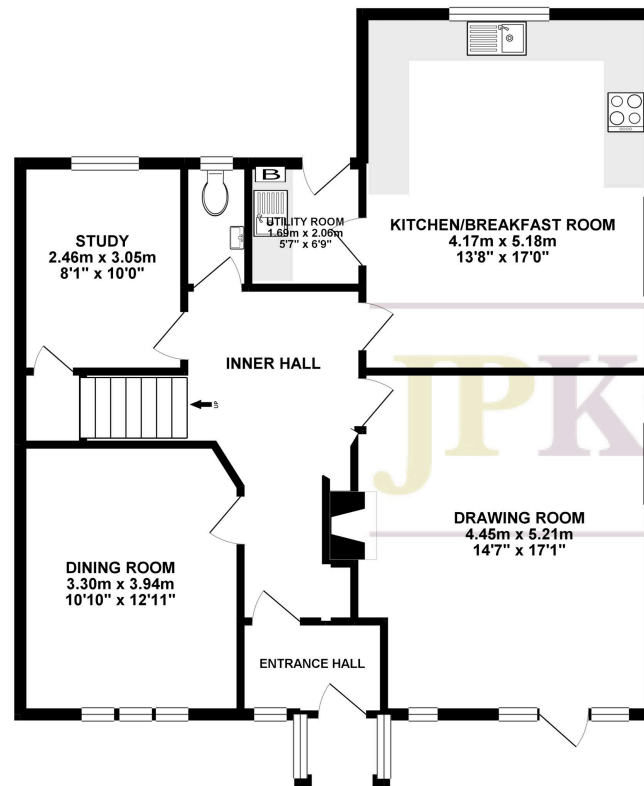
Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then just before the main roundabout take a right turn into Meadow Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

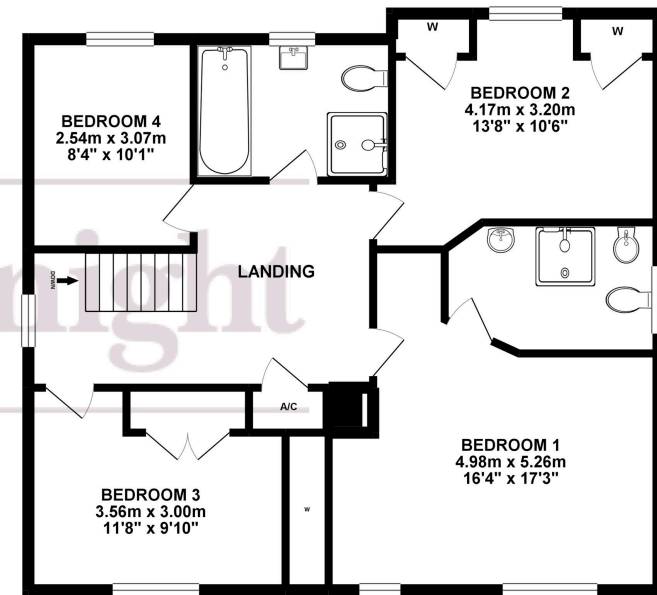
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 182.00 sq. m. (1959.00 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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