



Park View, Crowmarsh Gifford OX10 8BJ



## Park View, Crowmarsh

Immaculately presented throughout, a fabulous family home situated in this delightful residential area on the edge of a sought after village with glorious country walks on its doorstep. The versatile layout has 3 bedrooms as well as a ground floor 4<sup>th</sup> bedroom or family room, 2 bathrooms, double aspect sitting room and superb 27' kitchen/breakfast room along with an adjacent utility room. Outside, along with a gated drive it has a delightful and secluded 80' westerly facing garden.

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



## Tenure - Freehold

Accommodation

Entrance Hall: Tiled floor, stairs to landing.

Sitting Room: 16'5 x 10'2

Windows to front and rear, fireplace recess, radiator, down lighters, plantation shutters to the front.

Kitchen/Breakfast Room: 27'4 x 13'3

Beautifully fitted with a range of storage units and quartz worktops, integrated gas hob with extractor hood, electric oven, fridge/freezer and dishwasher. Tiled floor with French doors to the garden: side and front windows, the latter with Plantation shutters. Radiator, down lighters, under stair storage cupboard.

Utility Room: 7'6 x 7'3

Space for washing machine and tumble drier, tiled floor, cupboards and worktop, radiator, door to side.





Family Room/Bedroom 4: 12'3 x 7'4  
Windows to front with plantation shutter, side window: wood floor, radiator, down lighters, loft access, large cupboard.

Shower Room:  
White three piece suite, radiator, tiled walls and floor, window, down lighters, concealed cupboard.

Stairs to Landing: Loft access, down lighters.

Bedroom 1: 11'6 (excl. wardrobes) x 9'10  
Window to rear, full width range of wardrobes: radiator, loft access.

Bedroom 2: 16'5 x 10'2  
Windows to front and rear, radiator: fireplace with a white surround, deep wardrobe.

Bedroom 3: 10'6 x 9'11  
Windows to front and side, radiator, deep over sized wardrobe.

Bathroom:  
White suite including bath with shower attachment, part tiled walls and tiled floor, chrome radiator, window, down lighters.


Outside  
To the Front: There are twin gates to the driveway, to the side there is an area of gravel with an established beech hedge to the front, picket fence and path to the front door.

Rear Garden: A superb feature it extends to 80' in length, offers excellent privacy and faces westerly abutting an allotment. An area of decking has steps down to large lawn with a number of mature fruit trees, timber fencing with rear and side gates.



## Directions

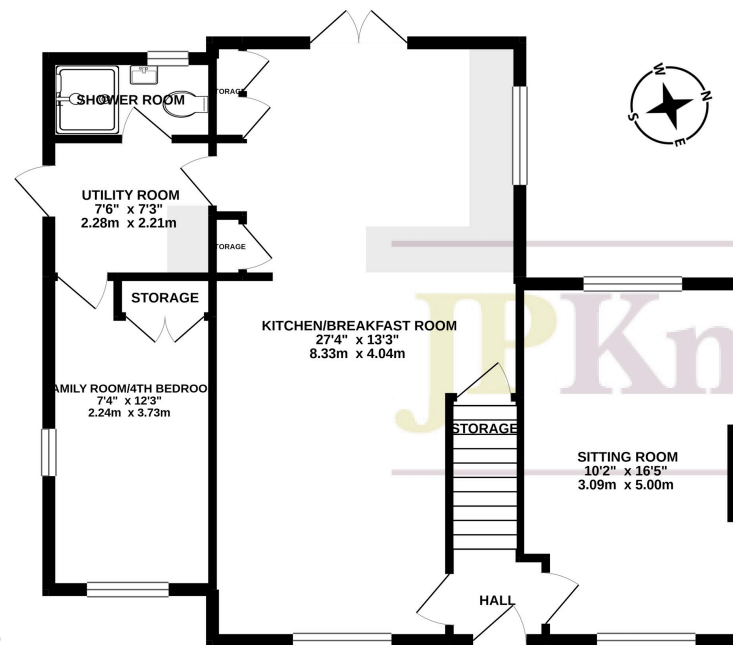
Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then at the main roundabout take the fourth exit towards Reading. Take the next left into Cox's lane and 2<sup>nd</sup> left into Park View.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

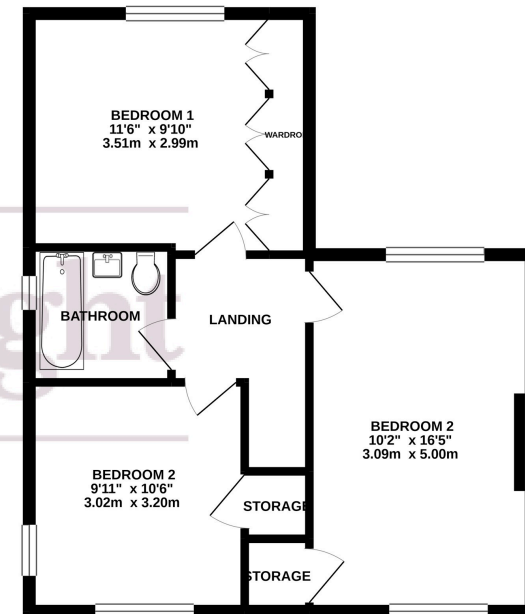
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1248 sq. ft. (115.9 sq. m.) 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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