PROPERTY AGENTS
JPKnight

Robert Sparrow Gardens, Crowmarsh Gifford OX10 8DQ

Robert Sparrow Gardens

A comfortable, extended family home set on a small development on the edge of this keenly sought after village: featuring an array of PV panels (owned not leased). It comprises 4 bedrooms and 2 bathrooms to the first floor whilst the ground floor has an open plan sitting/dining room, study, cloakroom, family/garden room with vaulted ceiling and a kitchen/breakfast room with adjacent utility room. Outside it has a drive, detached garage and a secluded, south-west facing garden.

The property is double glazed with gas central heating to radiators and an array of Photovoltaic panels that earn revenue from the generated electricity.

Tenure - Freehold

Accommodation
Entrance Hall: Wood style floor, radiator, stairs to landing with cupboard under, down lighters.

Cloakroom:
2-piece suite, part tiled walls, tiled floor, window, radiator.

Sitting/Dining Room: 24'11 x 11'
Window to front and both sides, fireplace with a pine surround, marble inset and hearth: two radiators, dado rail.

Rear Hall:
French doors to the garden, wood style floor, dado rail, radiator.

Family Room: 10'4 x 10
Vaulted and beamed ceiling, windows to rear and both sides, radiator, opens to the rear hall.

Study: 7'11 x 6'1
Window to front, wood style floor, radiator, fitted cupboards and desk.

Kitchen/Breakfast Room: 16'1 x 13'2 (L Shaped)
Range of storage units with granite worktops, part tiled walls and quarry-tiled floor. Rosiers range cooker, extractor hood, twin Belfast sink, space for dishwasher, two radiators, down lighters.

Utility Room: 8' x 6'3
Cupboards and worktops, white sink, space for washing machine & tumble drier, Velux window, gas boiler, radiator.

Stairs to Landing: Airing cupboard, dado rail, loft access.

Bedroom 1: 14'2 exc. wardrobe x 11'1
Windows o front and sides, two radiators, fitted wardrobes.

En Suite Shower Room:
White suite including a tiled shower cubicle, tiling, mosaic tiled floor, radiator, window, down lighters.

Bedroom 2: 12'3 x 7'10 Window to front, radiator.

Bedroom 3: 8'6 x 7'10 Window to rear, bay window to side, radiator.

Bedroom 4: 8'6 x 7'3 (excluding wardrobe)
Window to rear, wardrobe, radiator.

Bathroom:
Fitted with a 3-piece suite, chrome radiator, part tiled walls, tiled floor, radiator, window.

Outside

Front:
Tarmac drive with shrub and plant border beds.

Detached Garage: 16'11 x 8'3
Up/over door, light and power: door to garden.

Garden
The garden offers excellent privacy , facing south-west it is L-shaped. Predominantly set to lawn with established plants and shrubs set in border beds. It has timber fencing and a paved terrace with a linking path to the garage and via a side gate to the front. Area of decking beyond the potting shed.

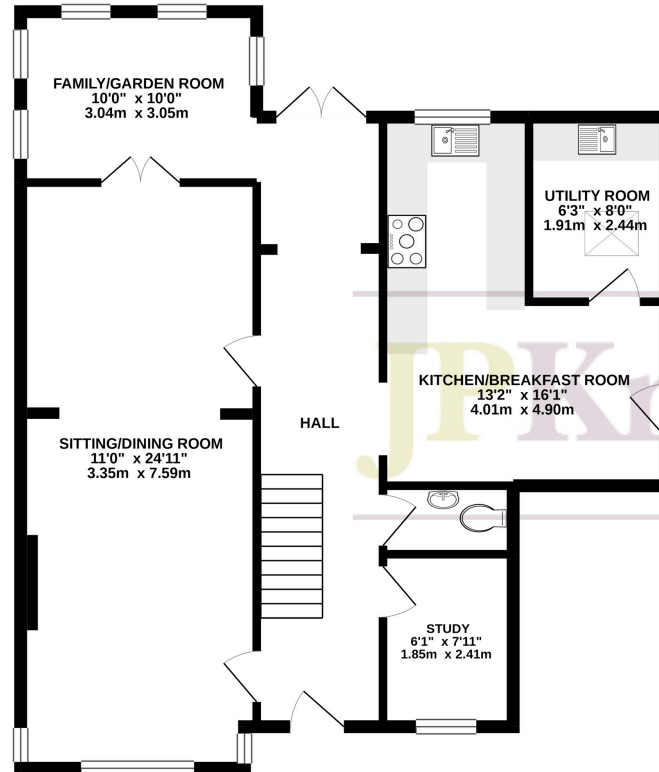**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		84
(69-80) **C**	80	
(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

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The Property Ombudsman

GROUND FLOOR

FAMILY/GARDEN ROOM
10'0" x 10'0"
3.04m x 3.05m

UTILITY ROOM
6'3" x 8'0"
1.91m x 2.44m

KITCHEN/BREAKFAST ROOM
13'2" x 16'1"
4.01m x 4.90m

HALL

SITTING/DINING ROOM
11'0" x 24'11"
3.35m x 7.59m

STUDY
6'1" x 7'11"
1.85m x 2.41m

1ST FLOOR

BEDROOM 4
7'3" x 8'4"
2.21m x 2.54m

BEDROOM 3
7'10" x 8'6"
2.39m x 2.59m

LANDING

BEDROOM 1
11'1" x 14'2"
3.37m x 4.31m

BEDROOM 2
7'10" x 12'3"
2.39m x 3.74m
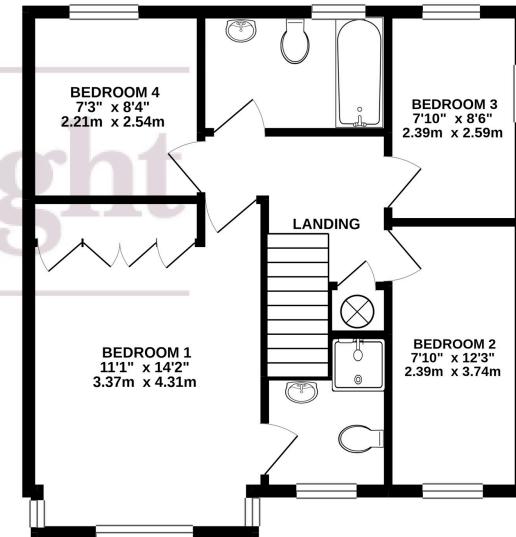
TOTAL FLOOR AREA : 1450sq. ft. (134.7 sq. m.) approx.

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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