



Thames Mead, Crowmarsh Gifford OX10 8EY





## Thames Mead, Crowmarsh

Superbly located towards the end of a close and abutting open farmland to the rear, a stylish detached 4 bedroom family home. Well presented throughout it also has a refitted bathroom and cloakroom, a 21'9 sitting room, family room and 18' kitchen/breakfast room. The south facing garden extends to a maximum of 85', there is a drive and garage. This quiet setting within a lovely village is also within walking distance of Wallingford.

The property is double glazed with gas central heating to radiators.

## Tenure - Freehold

Accommodation

Entrance Hall: Wood block floor, radiator and stairs to landing.

Cloakroom: White 2-piece suite, radiator.

Sitting Room: 21'9 x 11'6-10'5

Two windows and set of sliding doors out to the garden with views across farmland: wood block floor, two radiators.

Kitchen/Breakfast Room: 18' x 9'9

Two windows to the front, range of storage units and worktops, space for gas cooker, fridge/freezer, washing machine and tumble drier. Under-stair cupboard, gas boiler, radiator.







Family Room: 12'6 x 6'9 Windows to rear and side with a door to the garden: tiled floor, radiator.

Stairs to Landing: Loft access, cupboards.

Bedroom 1: 10'9 x 10'8  
Window to rear, radiator: wardrobe.

Bedroom 2: 12' x 8'  
Window to front, radiator: wardrobe.

Bedroom 3: 8' x 7'6 exc.  
Window to front, radiator: wardrobe.

Bedroom 4: 8'10 x 7'1  
Rear aspect, radiator.

Bathroom:  
Attractively fitted with a white 3-piece suite including a panelled bath with mixer tap, shower attachment and screen, part tiled walls, chrome radiator, wood style floor, window, down lighters.

Outside  
Garage: 14'11 x 8'3 Suitable for a small car with an up/over door, light and power, side door.

Rea and Side Garden:  
Extending to a maximum of 90' in width the garden faces south and abuts open farmland. Mainly set to lawn to the rear and side with a hedge to the rear boundary, laurel hedge to front and side, paved terrace, mature trees.



## Directions

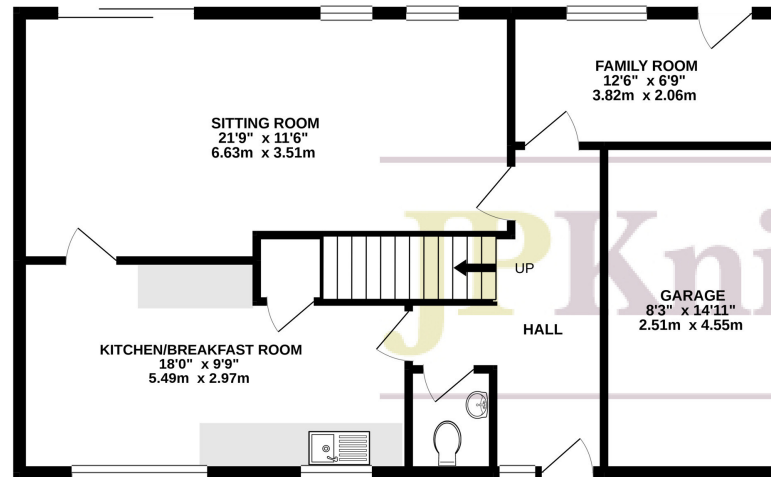
Turn right from our offices into St Martin's St. and turn right at the traffic lights by Waitrose into the High St. Continue over the bridge into Crowmarsh Gifford, take the second right into Thames Mead, follow the road to the end and bear right, the house is on the left.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	59	84	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc4u.com			

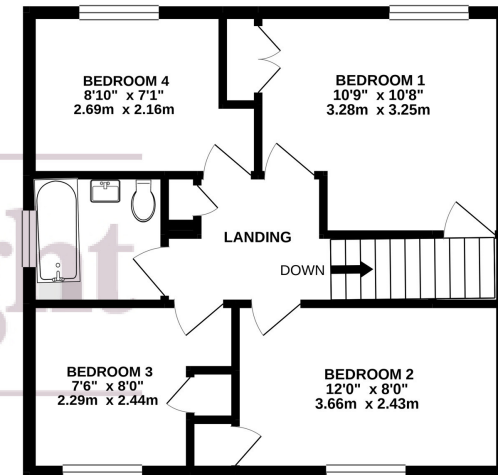
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1140sq.ft (105.9 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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