



Preston Crowmarsh, Wallingford OX10 6SL



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A delightful thatched cottage with a stylish modern extension creating a superb family home: set in this sought after hamlet with extensive driveway parking and detached garage it has wonderful gardens abutting open paddocks. With a lovely mixture of period beams and timbers contrasting with the contemporary wing it has four bedrooms, three bathrooms, sitting room, family room, garden room and kitchen-breakfast room and large utility room.

The property has gas central heating to radiators.



Tenure - Freehold

Entrance Hall: Tall window out to the rear, tiled floor, radiator, galleried landing above, down lighters.

Sitting Room: 16' x 15'10

Bright double aspect room, with bi-fold doors to the terrace, wood floor, 2 radiators and down lighters.

Family Room: 15'1 x 12'8

Charming room with a beamed ceiling, fireplace with wood beam and quarry tiled hearth, window and stable door to the front.

Garden Room: 13'6 x 9'2

Wood floor, run of windows across rear and side: French doors to the terrace, radiator.

Kitchen/Breakfast Room: 12'9 x 12'

Range of storage units, worktops, 'Leisure' range cooker, extractor hood, dishwasher, fridge/freezer, window to front and stable door to the rear terrace, down lighters, tiled floor, radiator.





Utility Room: 10'10 x 8'1

Front aspect, cupboards, Belfast sink, wood worktop, tiled floor, gas boiler.

Shower Room: Fitted with a white 3-piece suite, tiling, radiator, window and down lighters.

Stairs to Landing:

Window to the rear, glass balustrade above the hall with vaulted ceiling and 4 velux windows, 2 radiators, linen cupboard.

Bedroom 1: 12' x 10' (excl. entrance + wardrobe)

Lovely views to rear, eaves wardrobe: radiator.

En Suite Shower Room: White 3-piece suite, tiling, radiator, velux window and down lighters.

Bedroom 2: 13'8 x 10'1 (excl. entrance)

Front aspect, radiator, wall timbers, wardrobe.

Bedroom 3: 12' x 9'10 Window to front, velux window, radiator, loft access, down lighters.

Bedroom 4: 12' x 9' Wall timbers, front aspect, radiator.

Bathroom: (off bed.2) White 3-piece suite, radiator, window: exposed beams and timbers.

Outside

There is a gravel drive to the front of the house with ample parking, bordered by areas of lawn with a conifer hedge and further shrub planting. There is a side trellis fence with wisteria, climbing roses and clematis with gate to the main gardens.

Detached Garage: 16'8 x 8'6 Twin doors to the front, power and side door.

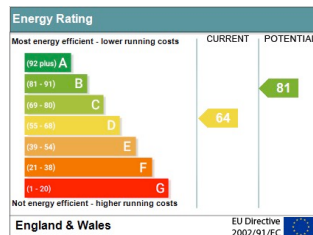
Rear Garden:

There is an attractive formal garden behind the house with a paved terrace and pergola with wisteria, further gravel seating area with border shrubs and step up to a lawn with timber fence and a number of specimen trees and shrubs, lovely views across adjacent paddock. A beech hedge and gate lead to further gardens at the side mainly lawned with established trees, abutting a brook.



Directions:

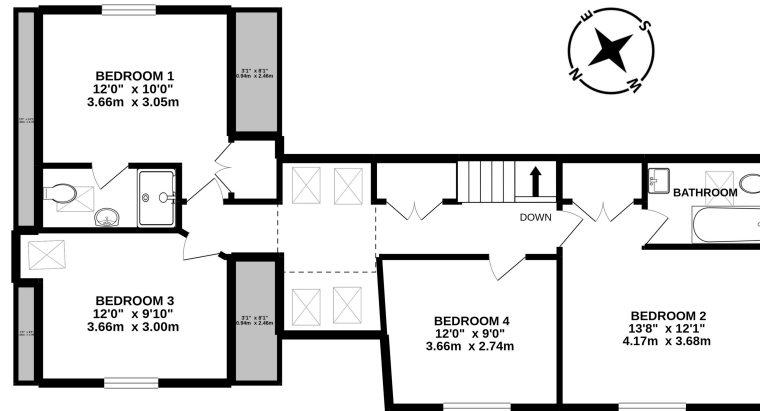
Leave Wallingford via the High St over the Thames into Crowmarsh Gifford, at the mini roundabout turn left into Benson Lane and at the end turn left onto the A4074. After one mile turn left into Preston Crowmarsh, follow through the right hand bend, at the next left bend the property is on the right.



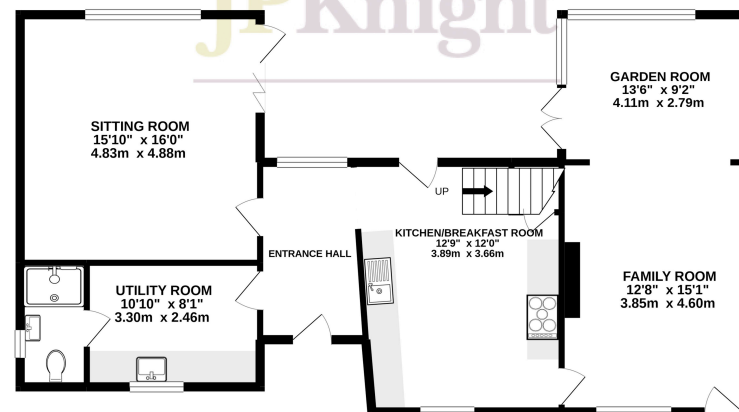
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1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1808sq.ft. (168.0 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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