



Robert Sparrow Gardens, Crowmarsh Gifford OX10 8DG



Robert Sparrow Gardens

In immaculate condition throughout this extended family home is set on a small development in this keenly sought after village. The stylish accommodation has 3 bedrooms, bathroom, cloakroom and an 18' sitting room, adjacent study and a 19' kitchen/breakfast room. As well as driveway parking and a garage there is a delightfully landscaped garden that abuts allotments. There is easy access to the A4074 to both Oxford and Reading.

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

Tenure - Freehold

Entrance Hall:

Oak floor, window to front, radiator: stairs to landing with cupboard below.

Sitting Room: 17'9 x 10'4

Central fireplace with fitted gas fire, double aspect with windows front and side, oak floor, down lighters, radiator. Folding glazed doors to:

Study: 8'8 x 8'8

Central French doors flanked by windows to the garden, vaulted ceiling with velux window, oak floor, radiator and down lighters.





Kitchen/Breakfast Room: 19'1 x 11'
 Full width glazing incl. French doors to garden, the kitchen has a range of units with wood worktops. Gas hob, extractor hood, electric oven, coffee machine: dishwasher and space for fridge/freezer. Oak floor, radiator, part vaulted ceiling with down lighters and velux.
 Utility: 5'7 x 4'6 Wood worktop, appliance space: sink, down lighters.

Stairs to Landing:
 Oak floor, loft access: airing cupboard.

Bedroom 1: 10'6 incl. cupboards x 9'7
 Oak floor, 2 wardrobes and radiator.

Bedroom 2: 11'3 x 8'9

Window to front, oak floor, radiator.

En Suite Cloakroom: White 2-piece suite, radiator, down lighters, oak floor.

Bedroom 3: 7'10 x 7'5

Rear aspect, oak floor, radiator, dado rail.

Bathroom:

White 3-piece suite incl. a shower above the bath, tiling, radiator, down lighters, window with plantation shutters.

Outside

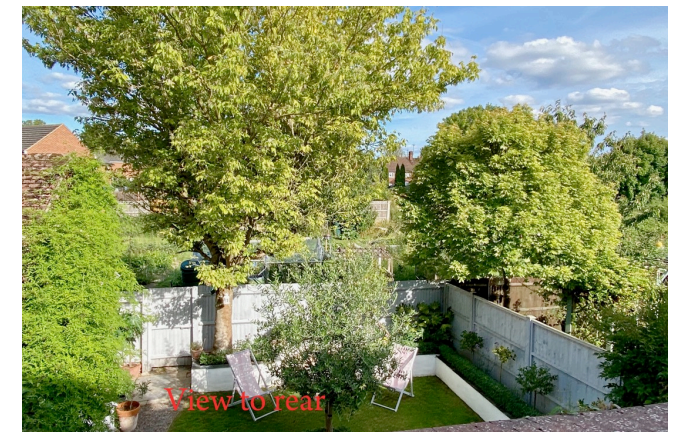
To the Front: Area of lawn with central flowerbed and crab apple tree.

Garage: 16'10 x 7'10

With power and door to garden.

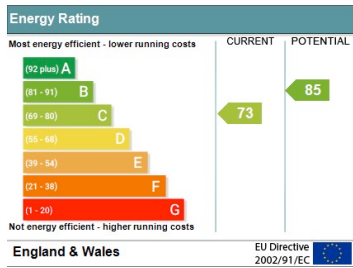
Rear Garden:

Stylishly landscaped with a central lawn and white walled borders with box hedging, featuring apple and fig trees: central olive tree. Slate terrace, side gate to drive and gate out to allotments at the rear.



Direction:

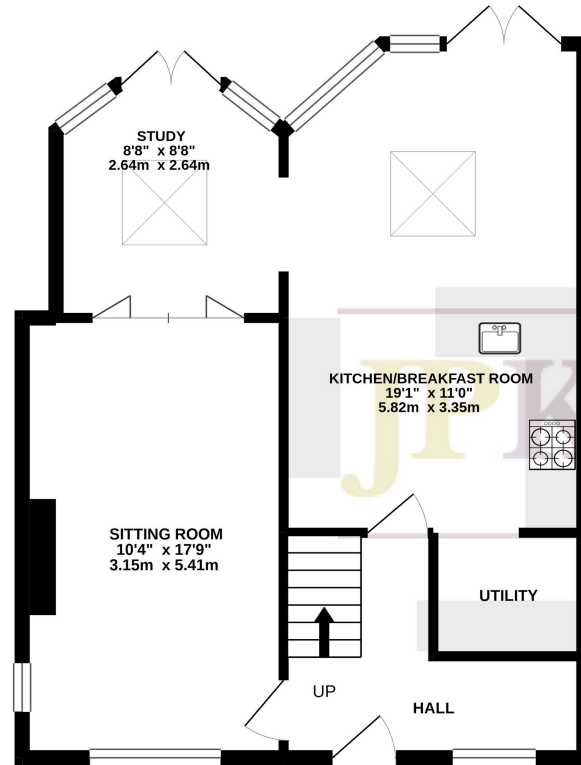
Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then at the main roundabout take the fourth exit towards Reading. Take the next left into Cox's lane and left again into Robert Sparrow Gardens.



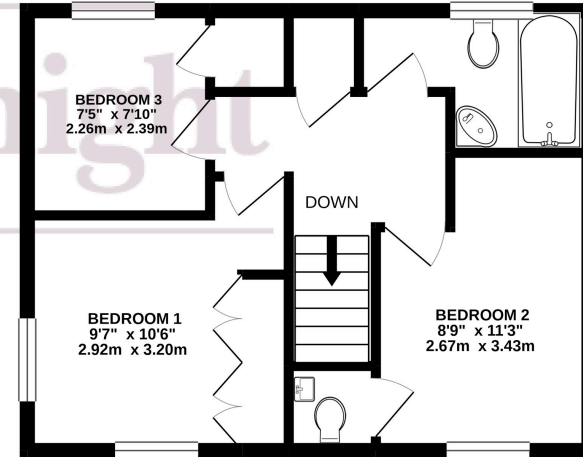
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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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