

PROPERTY AGENTS

**JP**Knight



Newnham Green, Crowmarsh Green OX10 8EW





## Newnham Green Crowmarsh Gifford

In a quiet traffic free setting in this sought after residential area, a delightful family home with both an enclosed garden and garage nearby. Extended by the current owners the house now has 3 bedrooms, bathroom to the first floor, the ground floor comprises a shower room, sitting room and a 19' kitchen/breakfast room. Approached off a walkway in this popular village it is within walking distance of Wallingford. The property is double glazed and has gas central heating to radiators.

## Tenure - Freehold

### Accommodation

Entrance Hall: Tiled floor with electric under-floor heating, downlighters, shoe rack.

Sitting Room: 13'10 x 12'7 Window to front, wood block floor, radiator, door to staircase.

Kitchen/Breakfast Room: 18'10 max x 15'4 Two windows and a door to the garden. It is fitted with a range of storage units and worktops, gas hob and extractor hood above, double electric oven. Space for washing machine, dishwasher, fridge freezer and tumble dryer. Radiator, tiled floor and cupboard housing gas boiler.







Shower Room: White 3-piece suite, chrome radiator, window, downlighters, tiled floor with electric under-floor heating.

Stairs to Landing: Window to side, loft access, radiator.

Bedroom 1: 13'5 (excl. wardrobe) x 8'11 Window to front, full width fitted wardrobes and radiator.

Bedroom 2: 10'5 x 9'3 Window to rear, radiator.

Bedroom 3: 10'5 x 6'3 Window to side, radiator, over-stair cupboard.

Bathroom: White 3-piece suite, tiling, window, wood style floor, downlighters, chrome radiator.

Outside

Front Garden: Pathway to front door with lawn and plants borders.

Rear Garden: Extending to a maximum of 37' the garden features a paved terrace leading to a central lawn with plant borders and timber fencing. Further terrace at the end at side gate to the front.

Garage in nearby block: 15'2 x 10'11 Up/over door with light and power.



### Directions

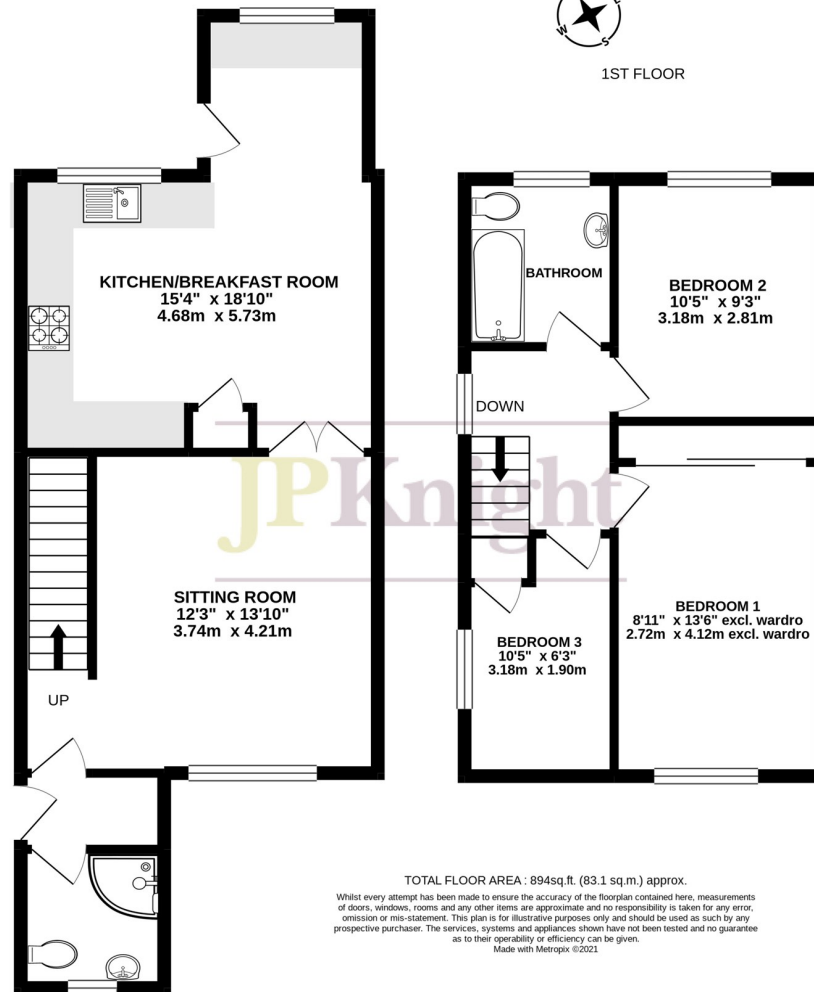
Turn right from our offices into St Martin's St. and then right at the traffic lights by Waitrose into the High St. Continue over the Thames into Crowmarsh Gifford. Proceed over the mini roundabout and turn next right into Old Reading Road, then first right into Newnham Green.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**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



TOTAL FLOOR AREA : 894sq.ft. (83.1 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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