

PROPERTY AGENTS

**JP**Knight



Newnham Green, Crowmarsh Gifford OX10 8EW





## Newnham Green, Crowmarsh Gifford

Set in this sought after traffic free location a well presented family home with an enclosed 35' garden and garage nearby. The property comprises a double aspect 26' living/dining room with doors to the garden, a separate kitchen and a front extension that adds an entrance porch and cloakroom: the first floor features 3 bedrooms and a bathroom. It is situated in this popular village and is within walking distance of Wallingford.

## Tenure – Freehold

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

Accommodation

Entrance Hall: Window to side, tiled floor.

Cloakroom:

White 2-piece suite, Window, tiled floor.

Living/Dining Room: 26'5 x 15'6 (L shaped)  
Window to front and sliding patio door to the garden, wood block floor, 2 radiators and down lighters. Stairs to landing.







Kitchen: 12'2 x 7'4

Window to rear, range of storage units and worktops, stainless steel sink, electric ceramic hob, electric oven, space for fridge/freezer, washing machine and dishwasher, gas boiler.

First Floor Landing: Loft access, airing cupboard.

Bedroom 1: 13'6 (excl. wardrobes) x 9

Window to front, double wardrobe, radiator.

Bedroom 2: 10'5 x 9'3

Window to rear, radiator.

Bedroom 3: 10'6 (incl wardrobe) x 6'3 Window to

front, wardrobe, radiator.

Bathroom:

Fitted with a 3-piece suite there is a shower above the bath, tiling, window and radiator.

Outside

To the Front: Set to lawn with an established shrub and plant bed, path to the front door.

Garage:

In a block to the rear with up/over door.

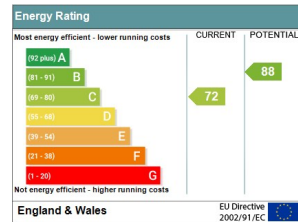
Rear Garden:

The garden extends to 35' in length and features a paved terrace with path to the rear gate. Beyond is an area of artificial grass with a pergola. The garden is enclosed by timber fencing and brick walling.



### 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. After the bridge turn right into Thames Mead, Newnham Green is on the left.

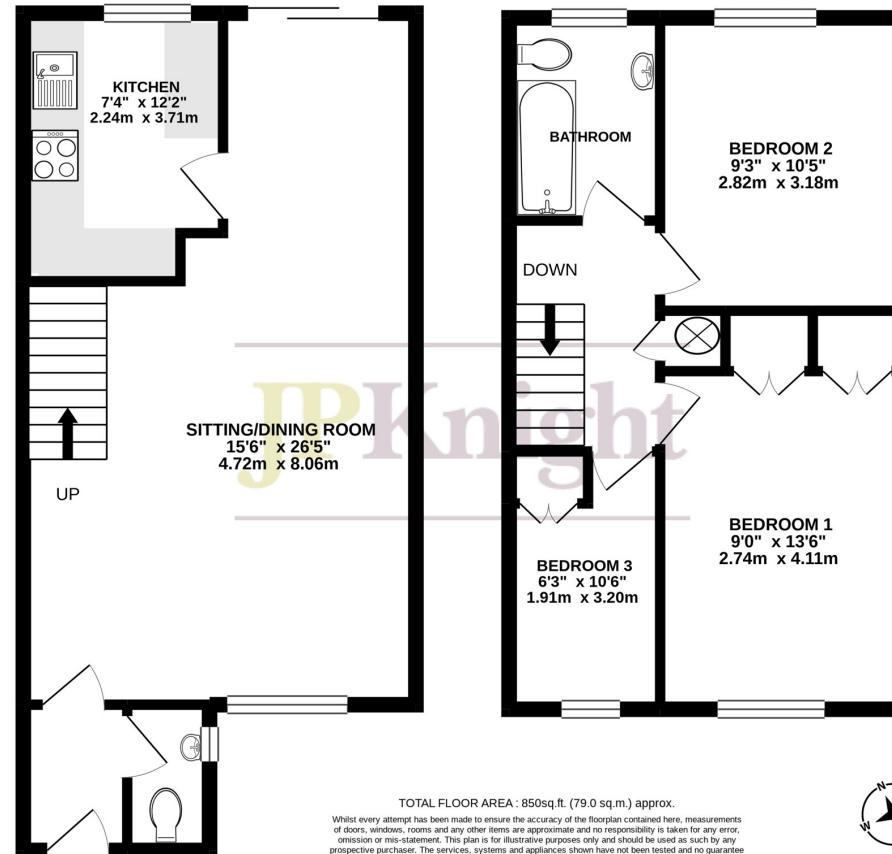


**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 850sq.ft. (79.0 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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JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ  
T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

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**JPKnight**