

PROPERTY AGENTS

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The Street, Crowmarsh Gifford OX10 8EJ



The Street, Crowmarsh Gifford

A stunning, contemporary Norwegian log home offering exceptional living space over a single storey with an additional substantial two storey annexe and double garage (in all extending to 4229 sq.ft.) set within beautifully landscaped, private gardens extending to 0.43 of an acre partly flint walled and sumptuously planted.

The property is approached by a long gravel driveway with a feature raised pond and tucked away in a secluded setting in the village and within easy walking distance of the town centre over the historic Wallingford bridge.

The property offers superb accommodation including five/six bedrooms, three bathrooms (including possible separate annexe), large kitchen/breakfast room, sitting room with 12' vaulted ceilings, family room/study, and utility.

The annexe offers an additional two bedrooms (one with ensuite shower room), gym/studio and large garden store.



Tenure - Freehold

The property is double glazed throughout with a modern warm air heating system and an array of photovoltaic cells.

Entrance Porch: Store cupboard.

Reception Hall: 26' x 5'3" Window to front, wood flooring, warm air vent, three Velux windows.

Cloakroom: Window to front, white 2-piece suite, door to porch.

Drawing Room: 22'9" x 17'7" An imposing room with 12' vaulted ceilings with two Velux windows, window to front, full width bi-fold doors to the garden, wood flooring, feature contemporary style wood burning stove on a polished slate hearth with exposed chrome flu, warm air vents.

Kitchen/Breakfast Room: 26' x 11'7" Two windows and French doors to rear, a modern range of storage units with marble worktops, stainless steel sink, electric AGA with extractor hood above, space for a dishwasher and fridge freezer, two wine fridges, Quooker tap, tiled and wood flooring.

Utility Room: 7'4" x 7'5" Space for washing machine and tumble dryer, tiled floor, shelving and cupboard, gas boiler, downlighters.

Family Room/Office: 22' x 9'6" Two windows to front, warm air vent, downlighters.

Inner Hall: Wood flooring, warm air vent, linen cupboard, airing cupboard with hot water tank.

Bedroom 1: 17'7" x 12'3" Two windows to rear, built-in cupboards and display shelving, downlighters.





En-suite shower room: Window to front, white 3-piece suite, tiled floor, chrome radiator, warm air vent, downlighters.
 Bedroom 2: 14'5 x 13'4 Windows to front and side, two fitted wardrobes, warm air vent.
 Bedroom 3: 13'7 x 9'7 Window to side, wood flooring, warm air vent, fitted wardrobe.
 Bedroom 4: 13'6 x 8'2 Window to front, wood flooring, warm air vent, fitted wardrobe.
 Bathroom: 13'3 x 7'4 Six-piece white suite, tiled wall and floor, window to rear, Velux window, chrome radiator, linen cupboard.
 Possible Annexe:
 Living Room/Bedroom 17'2 x 11'3 Double aspect with French doors to private terraced area, warm air vent.
 Double doors opening to kitchenette: 8'4 x 3'9 Storage units with worktop and sink unit, integrated microwave, fridge and washing machine, electric hob and extractor above.
 Lobby: door to front, warm air vent.
 Bedroom: 10'9 x 8'4 Window to side, wardrobe, warm air vent, downlighters.
 Shower Room: Window to front, white 3-piece suite, tiling, downlighters, warm air vent, chrome radiator, airing cupboard.
 Walled Garden Annexe
 Entrance Hall: downlighters, wood floor, door to garage.
 Cloakroom: White two-piece suite, wood flooring, downlighters, under stair storage cupboard.

Multi-Purpose Room: 16'11 x 10'5 Twin French doors to front, two tall windows, wood flooring, downlighters.
 Stairs to galleried landing: Feature window to front, wood flooring, radiator, downlighters.
 Guest Suite: 22'4 x 12'3 French doors and Juliet balcony to side, gable window, two radiators, wardrobe, wood flooring, eaves cupboard.
 En Suite Shower Room: White 3-piece suite, tiled floor, Velux window, chrome radiator.
 Gym: 26'2 x 9'2 French door to Juliet balcony, radiator, down lighters.
 Double garage: 22'10 x 17'9 Twin electric up and over doors.
 Garden Store: 10'8 x 8'11 Twin doors, two tall windows to front, down lighters, gas boiler and water softener.
 Outside
 To the front there is an extensive gravel driveway with parking for several cars and beautifully landscaped gardens set within a stunning brick and flint wall. There are shaped borders planted with specimen shrubs, mature hedging and climbers, raised water feature, pleached trees and a meandering path leading to gated access to the rear.
 To the rear there a large shaped patio with inset floor uplighters, stunningly landscaped shaped shrub and flower borders elegantly wrapping around the property flanked around immaculate lawns with imposing topiary hedging.



Directions:

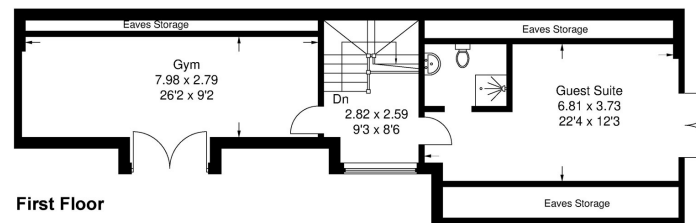
Turn right from our offices into St Martins St. and at the traffic lights by Waitrose turn right into the High Street. Continue over the Thames into Crowmarsh Gifford, across the mini roundabout and past the entrance to Home Farm, After this there is a knapped flint wall leading to twin brick pillars, drive through these, past the immediate properties, at the end the drive leads around a corner into the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	69 C
39-54	E		
21-38	F		
1-20	G		

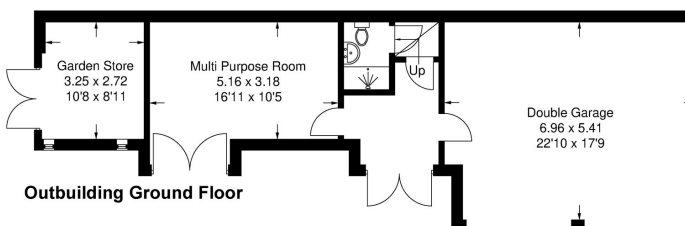
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



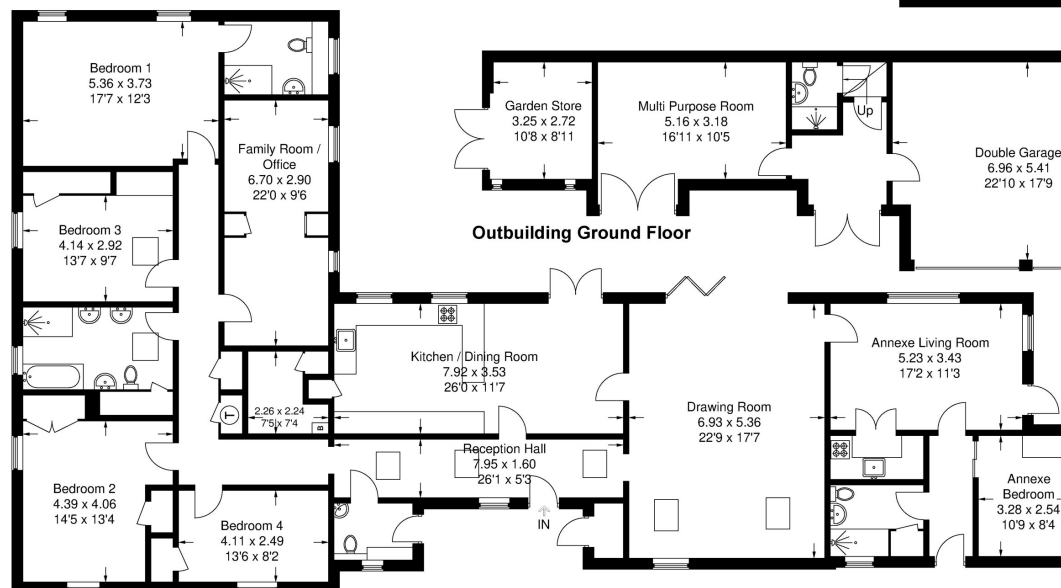
Approximate Gross Internal Area
Main House = 256.7 sq m / 2,763 sq ft
Outbuilding Ground Floor = 75.6 sq m / 814 sq ft
Outbuilding First Floor = 60.6 sq m / 652 sq ft (Excluding Eaves)
Total = 392.9 sq m / 4,229 sq ft



First Floor



Outbuilding Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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