

PROPERTY AGENTS

JPKnight



Park View, Crowmarsh Gifford OX10 8BL



Park View, Crowmarsh Gifford

A lovely semi-detached family home in an AONB and set in a quiet and established residential road on the edge of this sought after village abutting open farmland. There are 3 bedrooms and a bathroom to the first floor whilst downstairs a wet room, 17'6 sitting room with log stove, 16'6 dining/family room and an attractive 17'7 kitchen.

The property has a superb 88' east south-east facing garden and extensive driveway parking with store and garden shed. The nearby A4074 provides excellent access to both Oxford and Reading.



Tenure - Freehold

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

Accommodation

Entrance Hall: Staircase with cupboard under, radiator, window to front.

Sitting Room: 17'6 x 10' A delightful room with fireplace, slate hearth and log stove: it has both French doors and window to the garden. Wood floor, radiator.

Dining/Family Room: 16'6 x 9'10 Featuring a double aspect with French doors to the garden, tiled slate floor, feature fireplace recess, radiator and open way to:





Kitchen: 17'7 x 6'2 Range of storage units with wood worktops, stainless steel sink and slate tiled floor. Integrated gas hob, extractor hood, double electric oven, fridge, freezer, dishwasher and washing machine.

Wet Room: Tiled walls and floor, shower unit, hand basin and low level wc, radiator and window.

Stairs to Landing: Window to the front, loft access and down lighters.

Bedroom 1: 15'11 x 9'10 Double aspect with windows to rear and side, radiator and airing cupboard.

Bedroom 2: 10'4 x 10' Rear aspect, radiator.

Bedroom 3: 10' x 6'10 Wardrobe, radiator and rear aspect.

Bathroom: Fitted with a white 3-piece suite including shower above the bath, tiling, window down lighters and radiator.

Outside

To the Front: Ample parking with a resin bonded drive, timber fencing and path to the front door.

Store: 9'10 x 9'8 Doors to drive and garden.

Rear Garden: A superb feature it extends to 88' and faces east, southeast abutting open farmland at the rear. There is a full width paved terrace beyond which the garden is predominantly set to lawn interspersed with shrubs and plants, mature side hedges.

Garden Shed: 12'10 x 10'3 Twin doors to front.



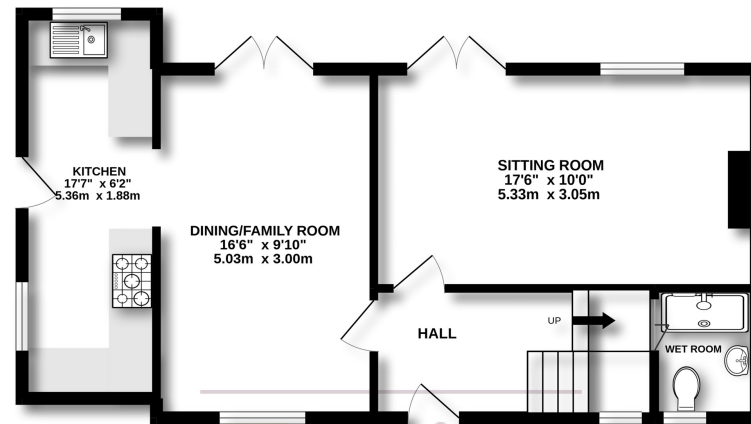
Directions: Turn right from our offices and right again at the traffic lights into the High St. Continue over the bridge into Crowmarsh Gifford. Proceed over the mini roundabout, then at the main roundabout take the fourth exit towards Reading. Take the next left into Cox's lane and 2nd left into Park View.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

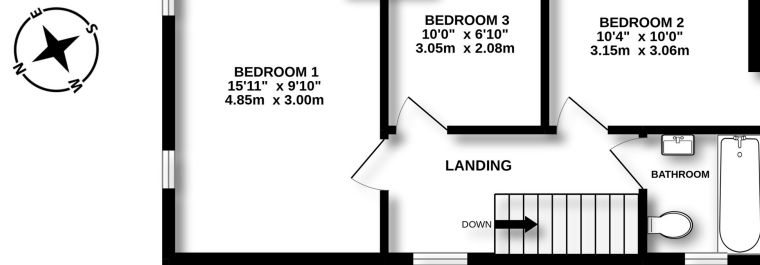
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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