

PROPERTY AGENTS

**JP**Knight



Lane End, Crowmarsh Gifford OX10 8DG





## Lane End, Crowmarsh Gifford

A rare opportunity to acquire this light, airy and spacious four bedroom single storey property set in a secluded plot with south and west facing gardens.

The versatile living accommodation comprises a 20'11 double aspect living room, dining room, kitchen and conservatory. There are four good sized bedrooms and three bathrooms.

Outside the garden wraps around the property with an extensive driveway to the front, ideally located in this desirable cul-de-sac within walking distance of Wallingford town centre shops and amenities across the historic bridge.



## Tenure - Freehold

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

Entrance Lobby: Double glazed door, and side windows, tiled floor, part glazed door to:

Entrance Hall: 16' x 5'11 Radiator, coved ceiling.

Cloak/Shower Room: White three-piece suite, including shower cubicle, tiling, chrome radiator, downlighters.

Living Room: 20'11 x 11'11 A bright double aspect room with window to the front and twin French doors flanked by side windows to a side terrace, feature stone fireplace, two radiators, wall light points.

Dining room, 12'10 x 10'11 Window to the side garden, radiator, wall light points.

Kitchen/Breakfast Room: 15'2 x 8'9 Window and casement door to conservatory, fitted with a range of storage units and worktop, stainless steel sink, gas hob with extractor hood above, electric oven double oven, space for dishwasher, washing machine and fridge freezer, radiator.

Conservatory: 19'3 x 6'4 widening to 9'9. Fully double glazed with French doors to the rear terrace, light and power, door to garage.







Inner Hall: 20'10 x 9'11 (T-shaped) Radiator loft, access.

Bedroom 1: 14'4 x 10'11 Window overlooking the side garden, radiator, wall light points.

Dressing room: 5'8 x 4'6 fitted with hanging rails and shelving, downlighters.

Ensuite Shower Room: White three-piece suite, part tiled walls, downlighters, chrome radiator, window to rear.

Bedroom 2: 14'9 x 8'4 Window overlooking the side garden, radiator, wall light points.

Bedroom 3: 10'7 x 8'4 (excl wardrobe) Window to the rear, double wardrobe, radiator, wall light points.

Bedroom 4: 8'4 x 9'11 (max) Window to rear, radiator, wall light points.

Bathroom: White three-piece suite, part tiled walls, radiator, secondary glazed window, airing cupboard, housing hot water tank and gas boiler.

Outside

To the front there is an extensive gravel drive with parking for several cars bordered by established shrubs and flower beds leading onto an area of lawn to one side, enclosed by timber fencing with established shrubs/flowers.

The side garden has a paved terrace, leading to an area of lawn with adjacent rockery and established shrub beds.

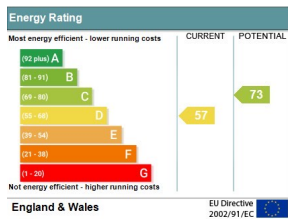
The rear garden offers an excellent degree of privacy extending to approximately 84' in width. Its predominantly set to lawn with a paved terrace to the rear of the conservatory, established shrub and planted borders and gated side access to the front, enclosed by timber fencing.

Double Garage: 17'2 x 16'6 Twin up/over doors, light and power, plumbing for washing machine, window through conservatory.

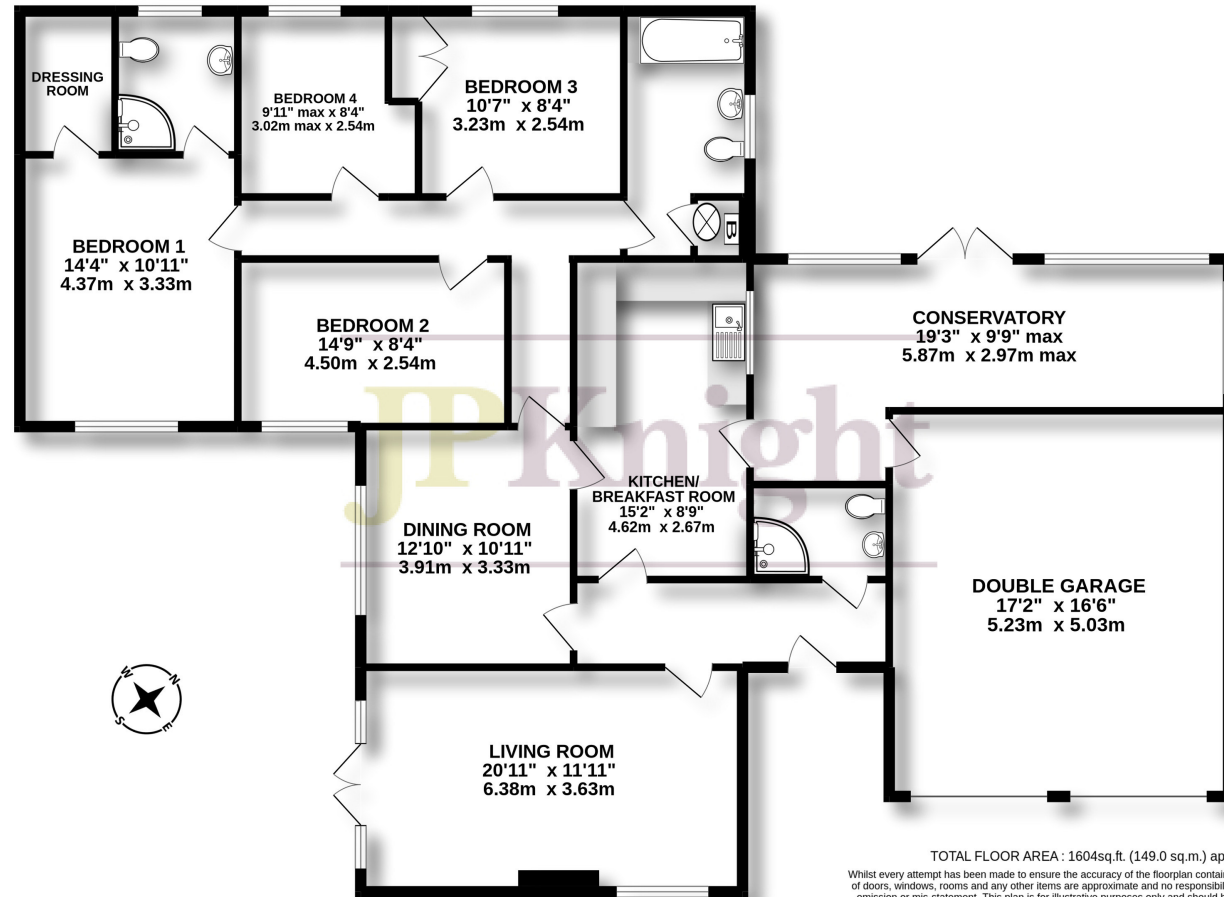


**Directions:**

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, follow the road almost to the end where there is a left turn into Lane End, the property 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.



TOTAL FLOOR AREA : 1604sq.ft. (149.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, me of doors, windows, rooms and any other items are approximate and no responsibility is taken to omission or mis-statement. This plan is for illustrative purposes only and should be used as su prospective purchaser. The services, systems and appliances shown have not been tested and n as to their operability or efficiency can be given.  
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