



Home Farm, Crowmarsh Gifford OX10 8EL



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Set on a small development within this highly regarded village, a well presented 3 storey town house with driveway, garage and a stunning 88' south, southwest facing garden. The versatile layout has either a 3rd bedroom or additional living room to compliment a 22' living room, 12' kitchen, bathroom, cloakroom and rear porch: it is within walking distance of Wallingford town centre.

Accommodation

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

Freehold

Front door to:

Entrance Hall:

Radiator, staircase and door to the rear porch.
Cloakroom: White suite, gas boiler, space for top loader washing machine.

Family Room/Bedroom 3: 11' x 9'

Twin French doors to the garden, radiator.

Rear Porch: 5'10 x 5' Door and window to the garden, cupboards.

Stairs to 1st Floor.

Living/Dining Room: 22'2 x 12'

Tall feature window to the front, radiator, pine chimney breast, door to the second staircase.





Kitchen: 12' x 7'

Two windows to the rear, range of cupboards with worktops, tiling, appliance space, including gas cooker point, radiator.

Stairs to Second Floor Landing: Loft access.

Bedroom 1: 12' x 10'5 incl. wardrobes.

Rear aspect, double wardrobe, airing cupboard, radiator and over-stair cupboard.

Bedroom 2: 12' x 8'6

Front aspect and radiator.

Bathroom: Fitted with a white 3 piece suite, partial tiling, chrome radiator.

Outside

To the front there is a driveway and path to the front door.

Garage: 16'4 x 8'2 Up/over door and light and power.

Rear Garden: A delightful feature the garden faces south, southwest and extends to 88' in length. A paved terrace leads to an area of lawn with flower and shrub borders, the garden widens to the rear with a rockery and raised flowerbed. The gardens are enclosed by a combination of timber fencing, wire netting and flint and brick walling.

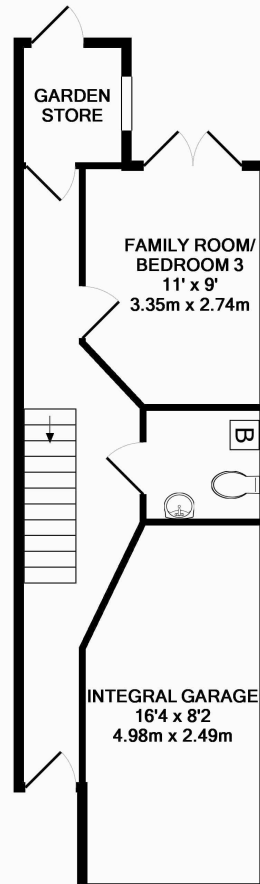


Directions

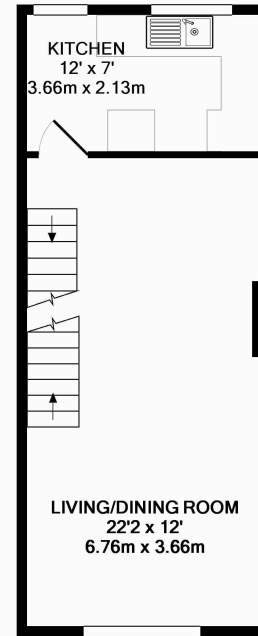
Turn right from our offices into St Martins St. and at the traffic lights by Waitrose turn right into the High Street. Continue over the Thames into Crowmarsh Gifford, across the mini roundabout and Home Farm will be found on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

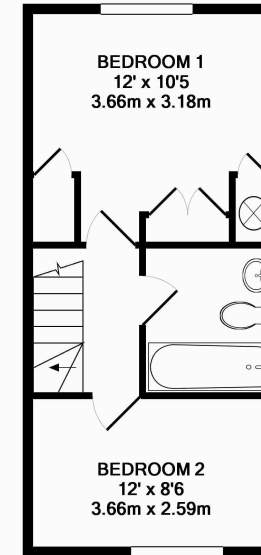
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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