



The Street, Crowmarsh Gifford OX10 8ER



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A magnificent 4 bedroom family home with a superb rear garden and extensive parking and garaging to the rear; set in this keenly sought after village it is also within walking distance of Wallingford town centre. Beautifully presented throughout it has 4 bedrooms, a luxury bathroom, stylish kitchen/breakfast room, living and sitting rooms.

Accommodation

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

Entrance Hall: Herringbone wood block floor, cloaks recess, window to side, radiator, skylight, part panelled dado.

Tenure - Freehold

Sitting Room: 14'9 x 9'8

Bay window with plantation shutters to the front, brick fireplace with a fitted log stove, herringbone wood block floor, panel rail.

Inner Hall: Herringbone wood block floor, radiator, stairs to landing.

Walk-in Cupboard: Shelving, quarry tiled floor and side window.

Family Room: 17'1 x 10'4

Herringbone wood block, full width glazing overlooking garden, French doors to side, wall lights.

Kitchen/Breakfast Room: 15'2 x 14'2

Range of storage units with oak worktops and breakfast bar with stainless steel sink, two dishwashers, US style fridge/freezer, double electric oven, induction hob with extractor hood, herringbone wood block floor, fire place with pine surround, quarry tiled hearth and Jetmaster flue, picture rail, down lighters, radiator.





Rear Lobby & Utility: Door to garden. Space for washing machine and tumble drier, window to rear.
 Cloakroom: Low level wc, Belfast sink, shelving, smoke and heat detectors, mains.

Bedroom: 4 11'7 x 10'7
 Window with plantation shutters to the front: beamed ceiling, radiator, cupboard and gas boiler.

Stairs to Galleried Landing: Window to side, picture rail, radiator and loft hatch.

Bedroom 1: 15'3 x 14'2
 Two windows with plantation shutters to rear, Cast iron fireplace: wood floor, two radiators, picture rail, freestanding wardrobe.

Bedroom 2: 14'8 x 9'6
 Bay window with plantation shutters to front: radiator, picture rail.

Bedroom 3: 10'9 x 10'7
 Window with plantation shutters to front, radiator, wardrobe, wood floor.

Bathroom: Fitted with a luxury 4-piece suite including large shower cubicle and separate bath, part tiled wall and tiled and heated floor. Window with plantation shutters, chrome radiator and down lighters.

Outside
 To the front there is a wall and railed garden with shrub planting.

Rear Garden:
 A delightful feature the gardens face south and extend to 120' in length (including the driveway). There is a gravelled patio area with raised front and side borders, steps lead up to the main garden which is laid to artificial grass and has shrub borders. It is enclosed by a combination of timber fencing and stone walling with a central path.

At the rear of the garden twin gates provide access to:
 Large Parking Area: Accessed from this are:
 Garage 1: 15'6 wide and 12'11 deep, up and over door with light and power, side door.
 Garage 2: 13'6 wide and 9'7 wide, up and over door with light and power.



Directions

Turn right from our offices into St Martin's St. and at the traffic lights by Waitrose turn right into the High St. Continue over the Thames into Crowmarsh Gifford, the property is on the right just after the mini roundabout and Queens Head pub.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		81
81-91 B		
69-80 C		
55-68 D	59	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
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.

