



Thames Mead, Crowmarsh Gifford OX10 8EU





## Thames Mead, Crowmarsh Gifford

A beautifully refurbished detached family home in this quiet and established residential area: the extended accommodation includes 4 bedrooms, a bathroom, cloakroom and 2 reception rooms along with a stunning 18'3 kitchen/breakfast room. Outside it features an enclosed garden and a large garage/store with driveway parking at the rear. It is set in this sought after village and is within walking distance of Wallingford.

### Accommodation

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

Enclosed entrance porch with side window, front door to:

## Tenure - Freehold

Hallway: Tall window to the rear, stairs to landing.  
Cloakroom: White 2-piece suite, tiled floor.

Living Room: 22' x 10'3 – 11'5

Two double glazed windows to the rear, access to the garden via a casement door at the side.

Family Room/Dining Room: 16'7 x 9'5

With windows to rear and side, internal window, cupboard: radiator.

Kitchen/Breakfast Room: 18'3 x 9'10

Two double glazed windows to the front, radiator, attractive range of storage units, worktops, partial tiling, gas hob and extractor hood, double electric oven, washing machine and dishwasher, space for fridge/freeze, under stair larder cupboard.







Stairs to Landing: Loft access, cupboard.

Bedroom 1: 10'10 x 10'6

A double glazed window overlooks the garden, radiator, wardrobe and over stair cupboard.

Bedroom 2: 12'2 x 8'

Front aspect, radiator, cupboard housing gas boiler.

Bedroom 3: 8'1 x 7'4 (excl. door and wardrobe)

Front aspect, wardrobe and radiator.

Bedroom 4: 8'10 x 7'3

Rear aspect and radiator.

Bathroom: Stylish white 3-piece suite with shower above the bath, tiling, window, down lighters. Outside

There is a driveway leading to the garage set at the rear of the property.

Garage/Workshop: 16'9 x 14'8

Up/over door, doors to both drive and garden.

Garden:

The garden is approximately 23' x 25' and is enclosed by a combination of brick walling and timber fencing. There is a side gate to the front. It is mainly laid to lawn with a paved terrace and shrub bed. A path leads to the garage.

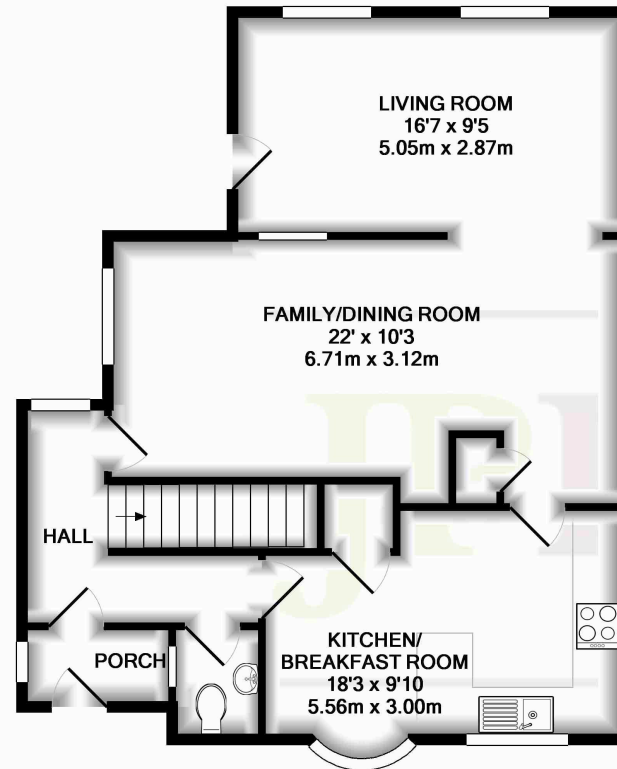




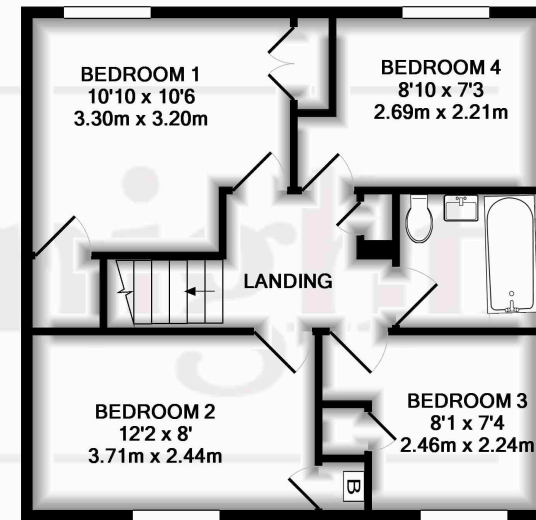
### Directions

Turn left from our offices into St Marys St. and proceed through the one way system to the traffic lights by Waitrose. Turn right into the High St. continue over the Thames into Crowmarsh Gifford, take the second right into Thames Mead.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

**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 APPROX. FLOOR AREA 1184 SQ.FT. (110.0 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  
Made with Metropix ©2018

