

PROPERTY AGENTS

**JP**Knight



Murren Croft, Crowmarsh Gifford OX10 8EZ



## Murren Croft, Crowmarsh Gifford

Coming to the market for the first time in 30 years is this spacious chalet style home set in a unique location on this sought after residential development abutting open farmland with far reaching countryside views. Accommodation benefits a 21'11 L-shaped living/dining room with a full height picture window and 20'9 kitchen/breakfast room. There are also two bedrooms and a shower room on the ground floor, whilst on the first floor there are two double bedrooms and a bathroom.

There is a secluded rear garden with driveway parking for two cars leading to a garage.

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



## Tenure - Freehold

Accommodation

Entrance Hall: Storage cupboard, radiator, door to garden, stairs to landing.

Living/Dining Room: 21'11 x 11'8 (Max L-shaped)  
Two windows to front (one full-height with field views), two radiators, storage cupboard.

Kitchen/Breakfast Room: 18'3 x 20'9 (L-shaped)  
Window to rear and door to garden, range of modern storage units and worktop, stainless steel sink unit, gas hob and extractor hood above, single oven, integrated washing machine, tumble dryer, fridge and freezer, boiler, two storage cupboards, two radiators.

Cloak/Shower Room: White three-piece suite, tiling, radiator.





Bedroom 3: 10'1 x 8'8 Window to rear, radiator.

Bedroom 4: 10'2 x 8'2 (max) Window to rear, radiator.

Stairs to landing: Loft access.

Bedroom 1: 13'3 x 10'6 Window to front, fitted wardrobe, radiator, airing cupboard.

Bedroom 2: 12'8 x 7'10 Window to rear, fitted wardrobe, radiator.

Bathroom: Window to side, white three-piece suite including basin vanity unit, tiling, radiator.

Outside

The front is approached via a footpath abutting farmland with far reaching countryside views.

There is a paved pathway to the front door flanked with lawn and shrub borders.

The rear garden has a pedestrian gate and double gates leading to a driveway and garage with a paved terrace and lawn. There is a storage shed, rose planted border and brick wall boundary.

Garage: 16'7 x 8'3 Window to front, up and over door, light and power.

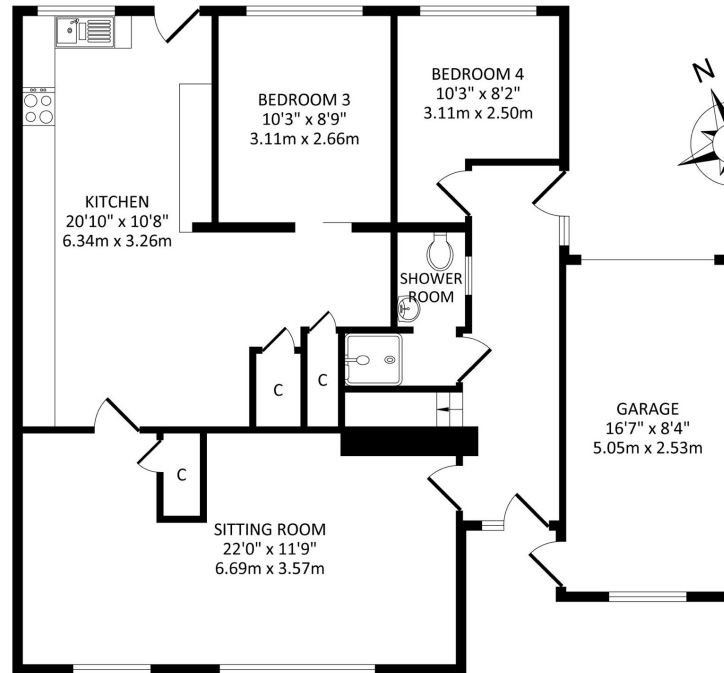


**Directions**

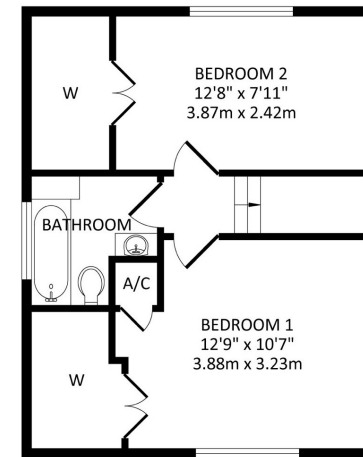
Head north on St Martin's Street and turn right at High Street and continue over the bridge onto The Street for 0.4miles and turn right onto Thames Mead. Continue and turn left onto Thames Mead where the rear of the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**GROUND FLOOR**



**FIRST FLOOR**



TOTAL FLOOR AREA : 1225 sq.ft. (113.80 sq.m.) approx.

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.

**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.

