



45 Newnham Green, Crowmarsh Gifford OX10 8EP



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A contemporary chalet style property which has been completely updated by the current owners to a very high standard throughout and ideally located in this quiet and popular residential area. The light and airy accommodation comprises a 21'7 living/dining room with full height window to the garden, a newly installed kitchen, 3rd bedroom/reception room, study and WC. On the first floor there are two double bedrooms and a modern bathroom.

There are gardens to the front and rear with driveway parking and a garage storage space and it's just a short walk across the historic bridge to Wallingford town centre shops and amenities.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Hall: Parquet floor, column radiator, door to rear garden, stairs to landing.

Kitchen: 10'6 x 9'8 Window to rear and door to garden, range of storage units and worktop, integrated dishwasher and washing machine, single oven with five ring gas hob and extractor hood above, space for fridge/freezer, tiled floor, downlighters, radiator.

Living/Dining Room: 21'7 x 11'4 Two windows to front (one is full height), parquet floor, recessed shelving, wall panelling, two radiators.

Bedroom 3/Family Room: 15'7 x 7'9 Window to front and roof lantern, wood floor, column radiator.

Study: 7'6 x 7'0 Full height window to rear, parquet floor, cloaks recess, under-stair storage cupboard.

Cloakroom: White two-piece suite, parquet floor, radiator, downlighter, storage cupboard.





Stairs to Landing; Loft access.

Bedroom 1: 12'5 x 10'5 Window to front, painted wood floor, fitted wardrobes and built-in storage, two further storage recesses, downlighters.

Bedroom 2: 12'7 x 7'7 Window to rear, painted wood floor, fitted storage, radiator.

Bathroom: Window to side, white three-piece suite including bath with shower above and basin vanity, tiled floor and part-tiled walls, illuminated mirror, chrome radiator, downlighters.

Outside

To the rear there is a secluded east facing walled courtyard creating an ideal entertaining space. A pedestrian gate leads to a block paved driveway with parking for one car leading to a garage storage space.

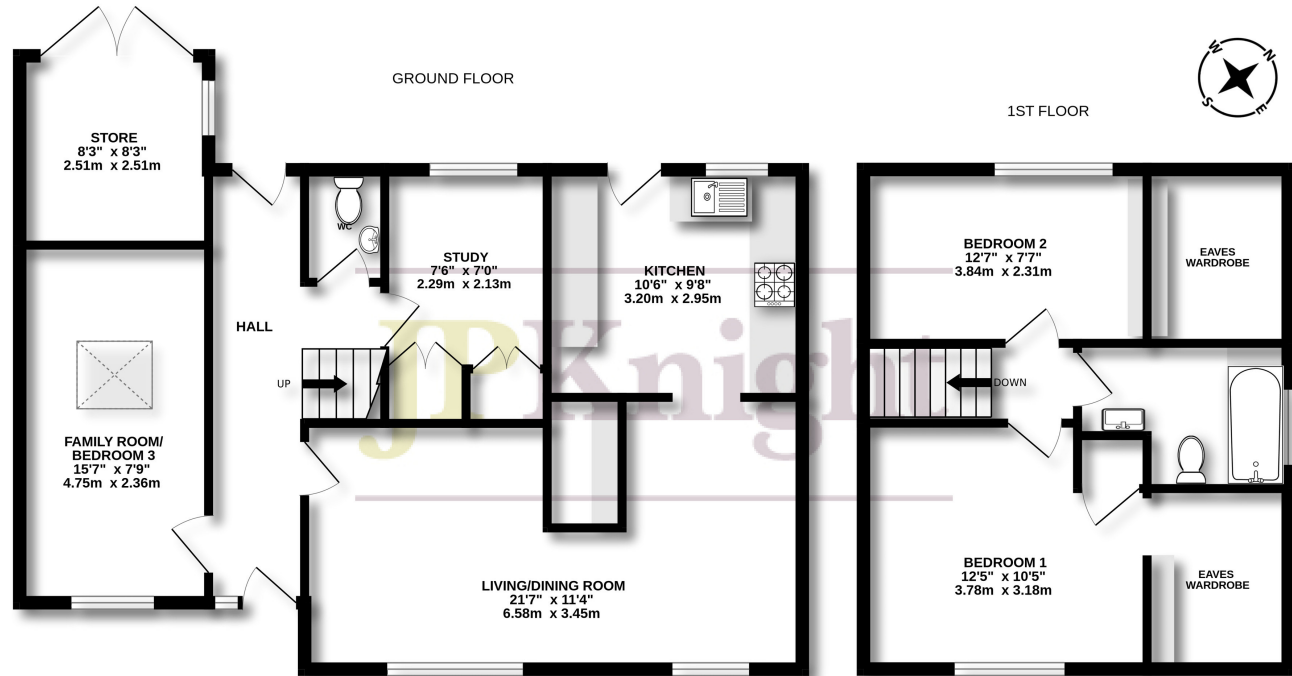
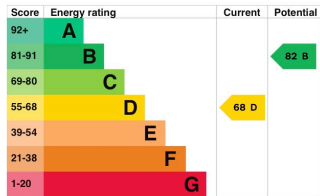
Garage Storage Space: 8'3 x 8'3 Double doors and window to side, power and light.

There is pedestrian access through this popular development leading to a lawned area with vegetable beds, brick wall and hedge boundary.



Directions

Head north on St Martin's Street and turn right at High Street and continue over the bridge onto The Street for 0.4 miles 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.



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 : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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