



Thames Mead, Crowmarsh Gifford OX10 8EX



Thames Mead, Crowmarsh Gifford

This fully refurbished detached home is set in an enviable position on the edge of this sought after development and features lovely views across open farmland to the front and over countryside to the side.

The superb accommodation comprises 4 bedrooms, 2 refitted bathrooms, a double aspect sitting room, an 18' glazed entrance hall and a stylish 21' kitchen-breakfast room with lovely rural views via its large picture window.

It has a secluded 47' garden which also extends to the side, driveway parking and a garage, whilst Wallingford and its shops and amenities is just a short walk across the historic bridge.



Tenure - Freehold

Accommodation

Entrance Hall: 18'6 x 5'4 French doors to both to the front and garden at the rear, glass roof, tiled floor, doors to garage and inner hall.

Inner Hall: Wood floor, stairs to landing with storage cupboards below. Shelved cupboard, radiator.

Shower Room: Fitted with a white three-piece suite, chrome radiator, double glazed window, down lighters.

Kitchen/Breakfast Room: 20'9 x 9'8 Picture window with far reaching views across farmland to the front, window out to the side garden. Range of storage units, worktops and stainless steel sink. Integrated gas hob, stainless steel back plate, extractor hood, double electric oven, dishwasher and washing machine, space for fridge/freezer. Tiled wood style floor, radiator.





Sitting Room: 15'6 x 10'9 Wood floor, full height side window and French windows to the garden at the rear. Feature strip wood wall and 2 radiators.

Stairs to Landing: Side window, loft access, cupboard housing gas boiler.

Bedroom 1: 13'5 x 9'3 The room features views across farmland to the front, wood floor, large wardrobe, radiator.

Bedroom 2: 12'4 x 8'6 Window overlooking the garden, radiator, wood floor and large wardrobe.

Bedroom 3: 9'8 x 6'10 Wood floor, radiator, window to rear.

Bedroom 4: 13'6 max. x 6'1 Window to side, wood floor, radiator, over stair storage cupboard.

Bathroom: Fitted with white 3-piece suite, part tiled walls, chrome radiator, window.

Outside.

To the Front: An area of lawn with drive to the garage and path to the front door.

Garage: 16'5 x 7'11 Electric roller door, power, door to entrance hall.

Rear Garden: A lovely feature it offers an excellent degree of seclusion and extends to approximately 47'. It features a full width paved terrace an area of lawn and is enclosed by timber fencing. Garden area to rear with a mature sycamore tree. Side garden with fencing and a front wall.

Studio: 15'8 x 9'6 With 2 sets of French doors one flanked by windows, wood floor, light and power.

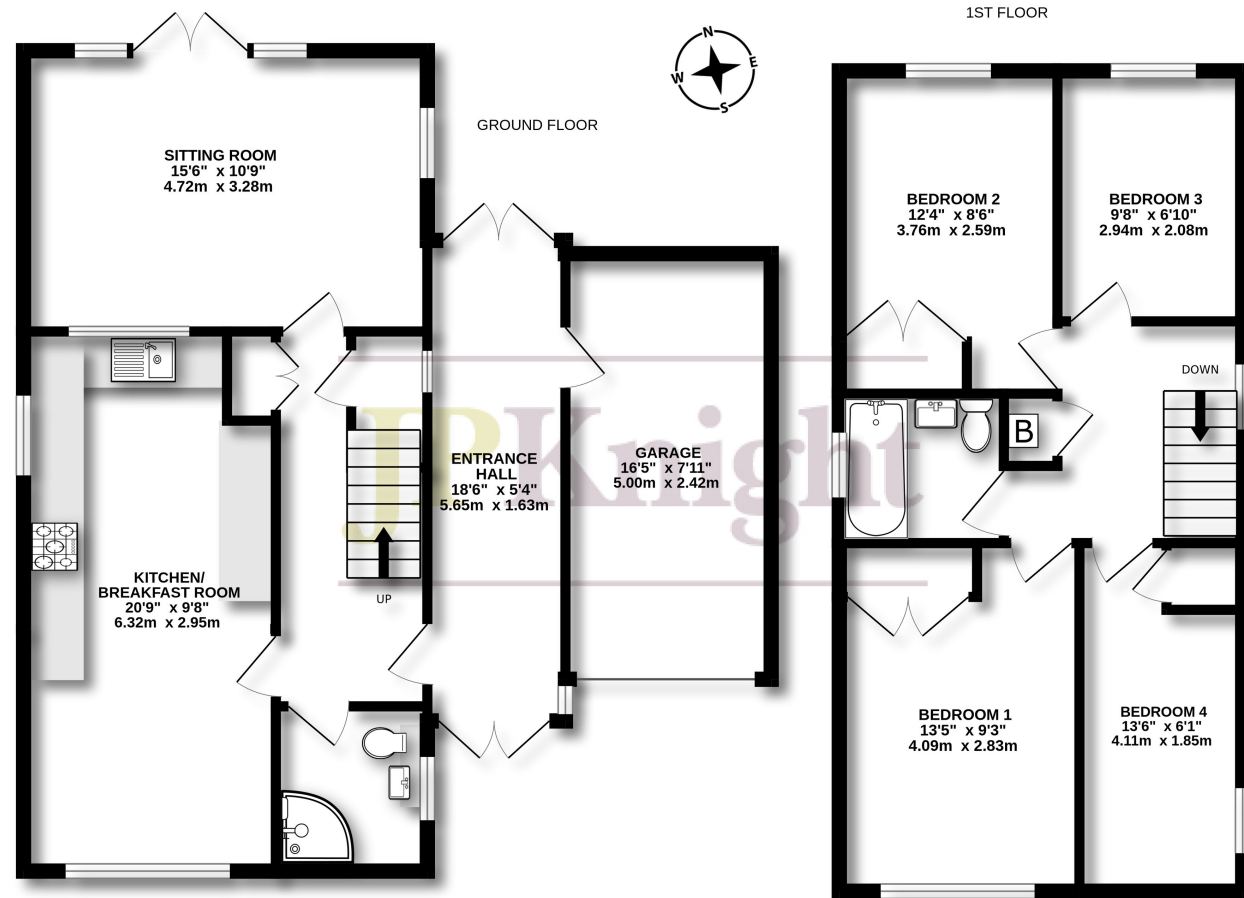


Directions

Turn right from our offices into St Martin's St. and turn right at the traffic lights by Waitrose into the High St. Continue over the bridge into Crowmarsh Gifford, take the second right into Thames Mead, follow the road to the end and bear right, the house is the last on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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: 1008 sq.ft. (93.6 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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