



Newnham Green, Crowmarsh Gifford OX10 8EP



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Available for the first time in nearly 30 years this detached family home is set in a wonderful traffic free location with a delightful 100' wide garden that is private, attractively planted and faces south, southwest. The property has 2 drives, one to the garage which has an adjacent store the other is gated and leads to a carport. The accommodation comprises a sitting room with adjacent garden room, cloakroom, a 21' hallway and bright and airy 21' kitchen/breakfast room: upstairs there are 4 bedrooms and a bathroom.

This quiet setting in a lovely and sought after village is within easy walking distance of both the shops and restaurants in Wallingford. The property has gas central heating to radiators and double/triple glazing.



Tenure - Freehold

Accommodation

Enclosed Entrance Porch: 9'2 x 3'5 Wood style floor.
Inner Hall: 20'9 x 5'8 Woodblock floor, radiator. Cloaks cupboard and stairs to landing with cupboard under.
Cloakroom: White 2-piece suite, tiled walls, radiator and window.

Living Room: 15'6 x 10'10 Picture window to garden, woodblock floor, Slate hearth with gas fired 'log' stove. Radiator, sliding patio door to:

Garden Room: 15'8 x 7'10 Mostly glazed with lovely views of the garden, wood style floor, doors to garden.

Kitchen/Dining Room: 20'8 x 9'7 There is a window and patio doors to the garden and side door to the drive. Fitted with a range of storage units, worktops and stainless steel sink and with appliance spaces. Down lighters, radiator and gas boiler.

Stairs to First Floor Landing: Window to front, loft access and airing cupboard.





Outside

To the Front:

There is an area of lawn with shrubs and hedging with a path to the front door.

Garage: 16'1 x 7'10 Up/over door, power, door to:

Brick Store: 15'5 x 6'2 With 3 windows and door to the garden, power.

There is a drive leading to the garage and a gate to the garden.

Rear Garden:

A lovely feature it faces south, southwest and extends to 100' in width. There is a cobble effect path leading from the gate to the house. The garden has areas of lawn interspersed with mature trees shrubs and plants with an established conifer hedge and fencing. Pergola with climbing plants. Twin gates open to a secondary drive to the side of the house and lead to the carport.

Bedroom 1: 13'4 (incl. wardrobes) x 9'2 Window to the front, wardrobes with mirrored doors, radiator.

Bedroom 2: 12'6 (incl. wardrobe) x 8'5 The room features a side aspect with fitted wardrobe, radiator.

Bedroom 3: 13'4 x 6' Front aspect, radiator, over stair cupboard and hand wash basin with tiled splashback.

Bedroom 4/Study: 9'10 x 6'11 Window to side, range of book shelving and radiator.

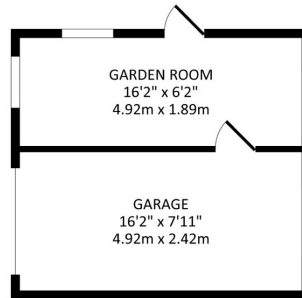
Shower Room: White 3-piece suite including a wide tiled shower cubicle with Aqualisa shower, low level wc and hand basin, tiled walls, window and radiator.



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 turn left into Murren Croft, the property is the last house on the left.

OUTBUILDING

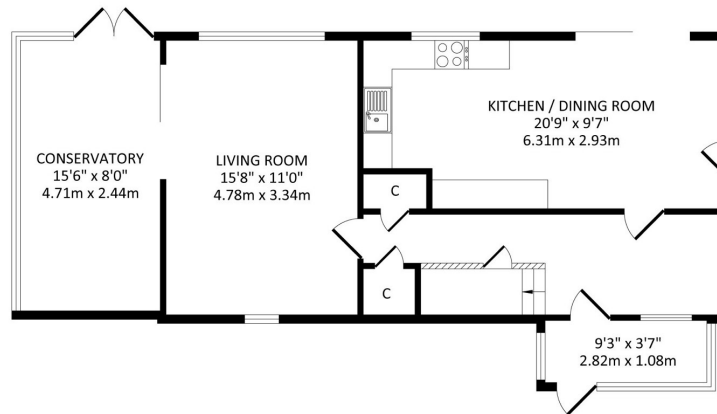


TOTAL FLOOR AREA : 1401 sq.ft. (130.20 sq.m.) approx.

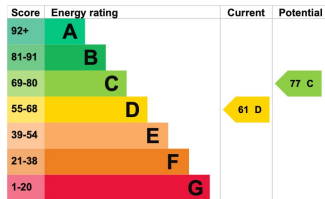
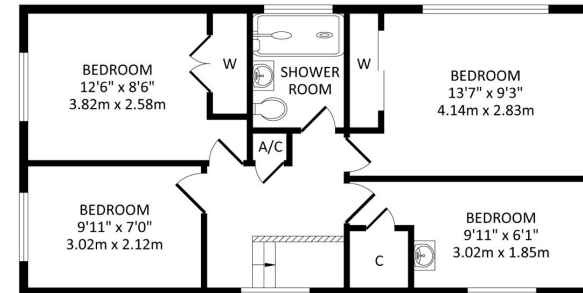
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



GROUND FLOOR



FIRST 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.

