



Murren Croft, Crowmarsh Gifford OX10 8EZ





## Murren Croft, Crowmarsh Gifford

A beautifully appointed and extended family home with a secluded garden and fabulous views across open farmland: it is situated in a quiet spot on the edge of this sought after development.

The property has 4 bedrooms and bathroom to the first floor, downstairs it has a 22' living room with conservatory, an 18' kitchen/breakfast room, study/utility, a family room/bedroom 5 along with a shower room.

The village has a highly regarded primary school and Wallingford' amenities are within easy walking distance across the landmark bridge.



## Tenure - Freehold

Entrance Hall: Wood style floor, encased radiator, downlighters.

Shower Room: White three-piece suite, part tiled walls with a wood style floor, window, radiator, downlighters.

Utility/Study: Featuring a vaulted ceiling with velux window, down lighters and window to the front. The room has a desk/worktop with appliance spaces and a sink, wood style floor, radiator.

Kitchen/Breakfast Room: Windows to the front, range of storage units, with worktops including a breakfast bar and a 1½ bowl sink. Integrated gas hob, extractor hood and double electric oven with further appliance spaces, radiator, downlighters. Gas boiler and under-stair storage cupboard.







Living Room: French doors and 2 windows look through the conservatory to the garden, feature fireplace with electric 'log stove' on a tiled hearth. Wood style floor, radiator and downlighters.

Conservatory: Double glazed and set on a brick plinth with a glass roof, French doors to garden, radiator.

Family Room/Bedroom 5: Window overlooking the garden, wood style floor. The room has a vaulted ceiling and spiral staircase to a mezzanine/store, down lighters.

Stairs to Landing: Loft access.

Bedroom 1: Lovely view over the garden and farmland beyond, large wardrobe, downlighters, radiator.

Bedroom 2: Window with countryside view, radiator and downlighters.

Bedroom 3: Front aspect, radiator, over-stair airing cupboard.

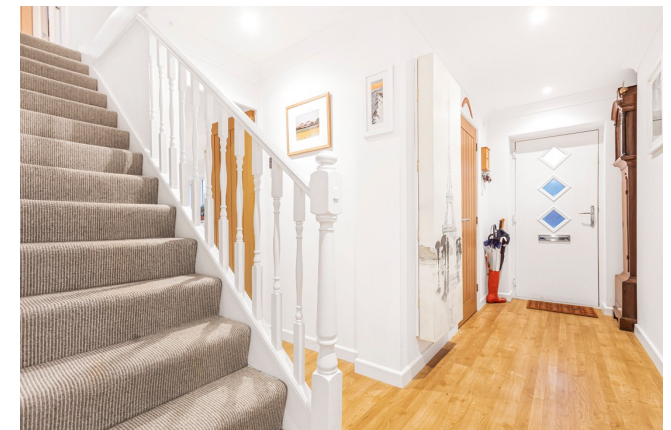
Bedroom 4: Window to front, radiator.

Bathroom: Attractively fitted with a white 3-piece suite including a shower unit and screen above the bath, tiling, wood style floor, window, downlighters, chrome radiator.

Outside

Front Garden: Twin gates open to a block paved drive, which extends across the full width with flower beds and a corner seating area.

Rear Garden: A lovely feature it has a paved terrace leading out to a lawn with path to the rear gate. Garden store.



**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 to the end and turn left onto Murren Croft where gates to the property will be found on the right hand side.

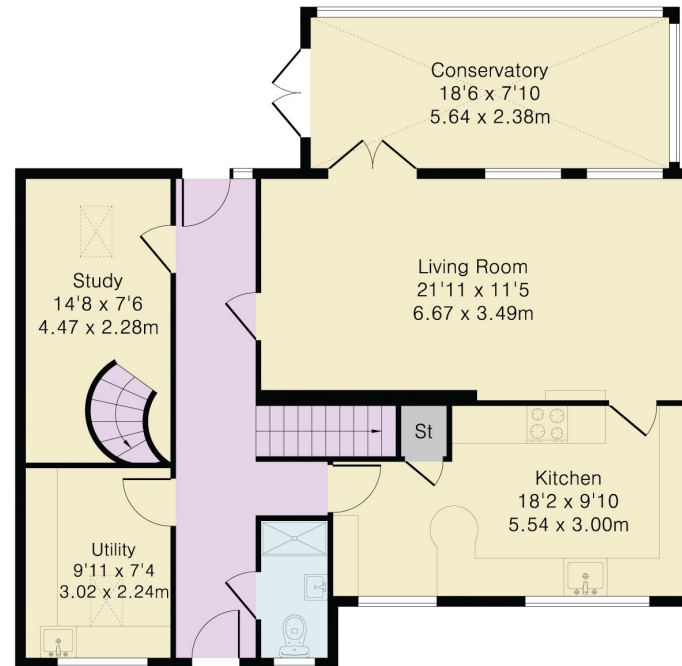
**Approximate Gross Internal Area 1475 sq ft - 137 sq m**

Ground Floor Area 937 sq ft – 87 sq m

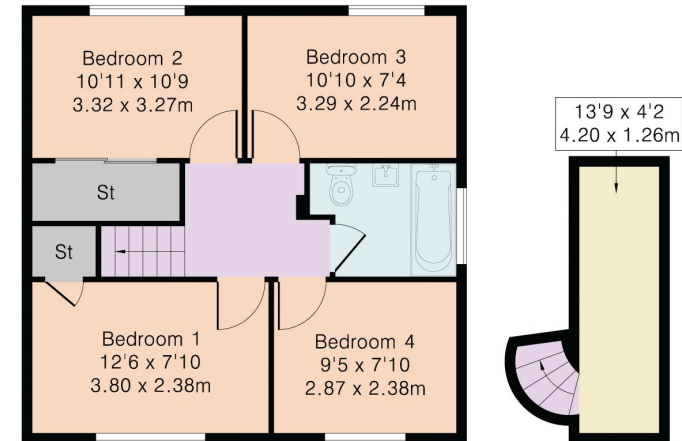
First Floor Area 538 sq ft – 50 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	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.



Ground Floor



First Floor

