



Flint House, 66-68 The Street,
Crowmarsh Gifford, Oxfordshire, OX10 8ES

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Flint House is a stunning period property offering elegant living space & charming features throughout all to a high standard. The accommodation comprises 4 reception rooms, bespoke kitchen, utility & cloak rooms, 4 double bedrooms & 3 bathrooms. Off street gated parking & attractive rear garden.

LOCATION:

Flint House is located on The Street in Crowmarsh Gifford, a sought after village within walking distance of Wallingford Town Centre which offers excellent amenities.

ACCOMMODATION: GROUND FLOOR:

Wooden glazed front door into:

ENTRANCE PORCH:

Tiled flooring, coat hooks, timber and glazed door to:

CLOAKROOM:

Fitted with a white suite of hand wash basin and close coupled WC, part tiled walls, wood flooring and ceiling light point.

DINING ROOM 4.47m (14'8") x 2m (6'7")

A versatile space decorated in Fired Earth paint colours, brick built fireplace with a wood surround housing black leaded log burner on a stone tiled hearth, exposed timber beams, limed oak engineered flooring, wall light points, power points, radiators, glazed roof light and double glazed French doors to the rear garden garden.

KITCHEN: 5.77m (18'11") x 3.65m (12'0")

Step up into the beautiful bespoke kitchen crafted from a single Russian Masur Birch tree with hand crafted door furniture. Limestone floor tiles with underfloor heating, black marble worktop, double butler sink with swan necked chrome mixer, integrated dishwasher, integrated fridge/freezer, window and door to garden. Door to:

UTILITY ROOM: 2.95m (9'8") x 3.27m (10'9")

Space and plumbing for washing machine and tumble dryer, original belfast sink, hot water cylinder and Worcester boiler, ceiling light point, power points and glazed door to the patio.

LIVING ROOM: 5.77m (18'11") x 3.65m (12'0")

A bright and spacious reception room with exposed stone wall, Austro-flamm log burner, limed oak engineered flooring, wall light points, television aerial point, power points, radiators, double glazed sash window to the side and double glazed French doors to the patio. Double doors to:

FAMILY ROOM: 4m (13'1") x 3.65m (12'0")

Double glazed sash window to the front, exposed stone walls and ceiling beams, limed oak engineered flooring, wall lights points, power points, radiator and arch way through to:

OFFICE: 3.74m (12'3") x 3.36m (11'0")

Double glazed sash window to front, bespoke shutters, exposed brick and flint walls, ceiling beams, wood burner, oak laminate flooring, wall light points, power points, radiator and door to the dining room.

FIRST FLOOR - LANDING:

Doors to four bedrooms and two bathrooms, ceiling light point.



BEDROOM ONE: 4.74m (15'7") x 2.87m (9'5")

Steps lead up to pretty double bedroom with two windows overlooking the garden, ceiling light point, power points, radiator and door to:

EN-SUITE

Fitted with a white suite of large walk in shower, pedestal hand wash basin and low level WC, chrome heated towel rail, ceramic tiled walls, white wooden floorboards recessed ceiling down lights and window overlooking the rear garden.

BEDROOM TWO: 4m (13'1") x 3.43m (11'3")

Double bedroom with cast iron fireplace, ceiling light point, power points, radiator and double glazed window to front.

BEDROOM THREE: 2.47m (8'1") x 3.65m (12'0")

A pretty double bedroom with fitted wardrobes, ceiling light point, power point, radiator and window overlooking the garden.

BEDROOM FOUR: 2.87m (9'5") x 3.68m (12'1")

Double bedroom with ceiling light point, power points, radiator and double glazed sash window to the front.

FAMILY BATHROOM:

A fully tiled bathroom with white suite comprising panelled bath with shower mixer tap, hand wash basin and low level WC, glass tiled and tongue and groove panelled walls, chrome heated towel rail, white floorboards, ceiling light point and ceiling sky light.

SHOWER ROOM:

Fitted with a white suite comprising large walk in shower with chrome fittings, pedestal hand wash basin and low level WC, glass tiled and tongue and groove panelled walls, chrome heated towel rail, white wooden floorboards, ceiling light point and window to the rear.

OUTSIDE:

The rear garden is beautifully landscaped with sunken patio area surrounded by raised borders stocked with a variety of seasonal plants and established roses. Steps up to lawned garden with decked area and children's swing set. Attached out building with quarry tiled floor and power. A gated archway leads to gravel drive and parking for two cars.

OUTBUILDING:

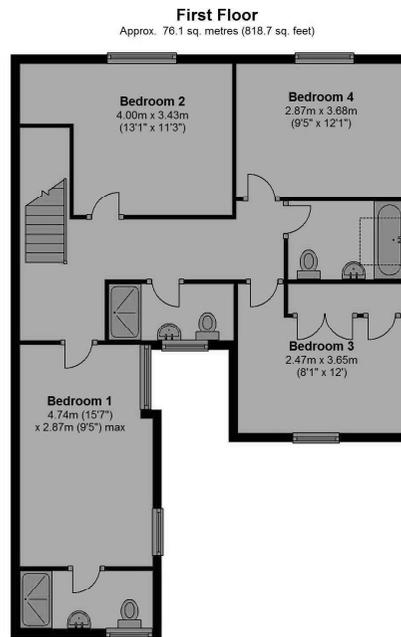
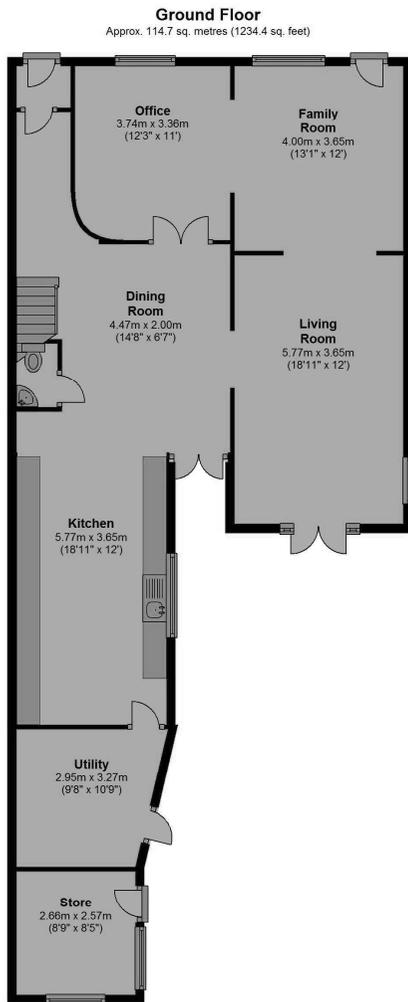
With personal door from garden, quarry tiled floor and power. Ideal space for gym/workshop/storage.

SERVICES AND OUTGOINGS:

Mains water, drainage, electricity and gas. Gas central heating. Telecom subject to regulations. Cat 5 Cabling. South Oxfordshire District Council Tax E.

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



Total area: approx. 190.7 sq. metres (2053.1 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 Plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

NB: The floor plan is included as a service to our clients and is intended as a guide to layout only.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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