



2 Rush Way
Crowmarsh Gifford, Oxfordshire, OX10 8FU



JAMESGESNER
- ESTATE AGENTS -



**2 Rush Way
Crowmarsh Gifford
Oxfordshire
OX10 8FU**

OIEO £500,000 FREEHOLD

Constructed in 2022 and set within a highly regarded modern development, this beautifully presented family home occupies a cul-de-sac position in what is widely considered one of South Oxfordshire's most desirable villages.



Offered for sale, the property combines contemporary design with practical, well-proportioned accommodation.

The house opens into a generous entrance hall with cloakroom and useful under-stairs storage. From here, the accommodation flows effortlessly into a fully integrated, dual-aspect kitchen/diner, the natural heart of the home, complete with French doors opening directly onto the south facing attractive garden.

The dual-aspect sitting room is light and inviting, while upstairs there are three well-balanced bedrooms, a modern family bathroom and a smart en-suite to the principal bedroom.

Further features include wooden flooring throughout the downstairs, fitted shutters, gas heating and uPVC windows. There is also the remainder of the 6 year NHBC guarantee.

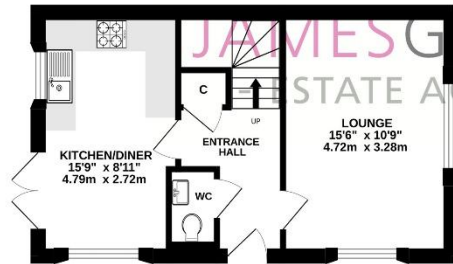
Outside, the property the walled garden, enjoying a south facing aspect, has been thoughtfully landscaped with a patio seating area leading onto lawn, framed by well-stocked flower and shrub borders.

A particular highlight is the versatile garden office/studio, accessed via bi-fold doors, which forms part of the partially converted garage. A pergola provides a charming focal point, and gated access leads conveniently back to the front of the house. To the rear is a driveway with parking for two vehicles, a useful storage area at the front of the converted garage, and the added benefit of an EV charging point.

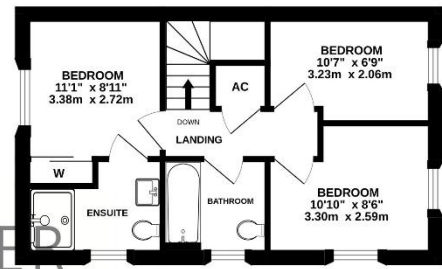


Crowmarsh Gifford is a thriving and well-connected village, located just over two kilometres on foot from Wallingford town centre via the River Thames. The village offers a strong sense of community, with two public houses, a village hall, church, excellent playing fields and a highly regarded primary school, all within easy walking distance. For commuters, there is excellent access by road and public transport to Henley-on-Thames, Reading and Oxford.

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-Plus)	A		95
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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