



42 The Street
Crowmarsh Gifford, Oxfordshire, OX10 8HB



JAMESGESNER
- ESTATE AGENTS -



**42 The Street
Crowmarsh Gifford
Oxfordshire
OX10 8HB**

GUIDE £450,000 FREEHOLD

Nestled in the charming village of Crowmarsh Gifford, this delightful three-bedroom terrace home offers a perfect blend of traditional character and modern convenience. Ideal for families, professionals, or those seeking a peaceful retreat within easy reach of Oxford.

Step inside to a bright entrance hall that leads to a sleek modern kitchen which includes stylish Quartz work tops, a Quooker boiling tap, under floor heating, limestone tiles on the floor and ample storage with some built in appliances — a dream space for any home cook.



The entrance hall leads to a convenient downstairs toilet and then a spacious living room with renovated parquet flooring, a cosy window seat and patio doors opening out onto a beautifully presented garden.

Upstairs, three well-proportioned bedrooms await, two doubles both with fitted storage cupboards and a single that is perfect for a nursery or home office. The attractive, well portioned landing then leads to a modern family bathroom with under floor heating for added comfort and a neutrally decorated three-piece suite including a shower over the bath.

To the rear of the property the south facing garden is laid mostly to lawn with a patio area for seating and a pathway wrapping around the rear of the garden and leading to a gate giving access to the garage which offers one allocated parking space and ample storage space. The garden is not immediately overlooked and offers some degree of privacy. To the front of the property there is parking for residents off road in front of the properties which is a valuable asset in this popular riverside town.



The property is double glazed throughout and benefits from gas central heating which was fitted two years ago along with new radiators throughout, ensuring energy efficiency and comfort. It has been tastefully renovated by its current owners and is beautifully presented. A real gem property in the popular location.

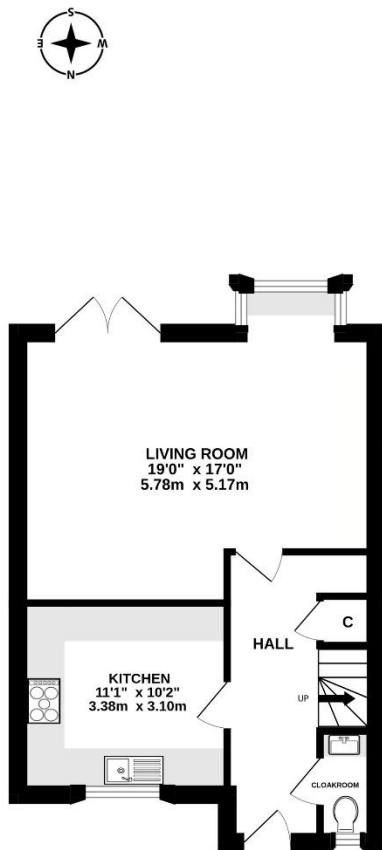
Crowmarsh Gifford is a delightful village located just a few miles from the historic city of Oxford, offering a peaceful rural setting with excellent local amenities. The village itself boasts a welcoming community atmosphere, with a local pub, village hall, and primary school nearby. For those who enjoy the outdoors, the surrounding countryside provides numerous walking and cycling routes, including scenic paths along the River Thames and the nearby Chiltern Hills Area of Outstanding Natural Beauty.

Nearby Wallingford is a vibrant Thameside town offering a wide range of amenities including a superb Waitrose, independent shops, cafés, restaurants, pubs, a monthly Farmer's Market, cinema, and theatre. Connections are excellent: the A34 provides easy access to Oxford and Newbury, while the M4 (Junction 12, Theale) is also within reach.

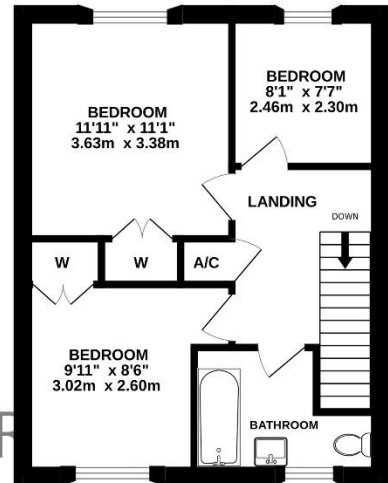


GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



AMESGESNER
- ESTATE AGENTS -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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.
Made with Metropix 6/2026



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk