



# A substantial & new detached family home

68a Preston Crowmarsh, Oxfordshire, OX10 6SL

Freehold





Entrance hall • sitting room • kitchen/dining/family room  
office • utility • cloakroom • 5 bedrooms • 3 en suites  
family bathroom • parking • double garage • garden

### Situation

68a is located in the small hamlet of Preston Crowmarsh, between the Oxfordshire village of Benson and the historic market town of Wallingford.

Benson has a selection of everyday amenities, including a local shop, a butcher, a doctor's surgery and two pubs, as well as a primary school. Wallingford has a selection of shops and supermarkets, restaurants, pubs and cafés, as well as several schools, including the Wallingford School for secondary.

The M40 is, approximately 9.5 miles from the property, providing access towards London and the M25, while mainline rail services are available at Didcot Parkway, also approximately 9.5 miles away, which provides services to London Paddington.

### Description

Once through the front door, you arrive in the galleried entrance hall, where all main rooms lead off from. The sitting room features a bay window along with a fire place. A feature of the property is the kitchen/dining/family room which spans the full width of the house to the rear.

There are three sets of bi-folding doors to the garden, Hacker kitchen with integrated Siemens appliances and a door opening to a utility room with door to the outside.

There is a staircase leading to the fifth bedroom whilst completing the ground floor is an office and cloakroom.

A bespoke oak and glass staircase leads to the first floor where note will be taken of the high ceilings. The main bedroom benefits from an en suite as well as a walk in wardrobe.

There are three further double bedrooms, two of which have en suites, and a family bathroom.

There is underfloor heating on the ground & first floor along with the capability of Smart heating & lighting which can be controlled by tablet or phone. There is a server based speaker system, Autonomic, with speakers in the kitchen/dining/family room & main en suite

The property will be sold with a 10yr NHBC certificate.







### Outside

The property is accessed down a shared gravel driveway which then provides parking. The double garage has two oak doors and has a door to the rear for the garden. The garden is fully enclosed and is mainly laid to lawn. There is an Indian sandstone patio as well as a side gate.

### Local authority

South Oxfordshire District Council

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.

### Directions

From the centre of Henley-on-Thames, take the A4130/Northfield End away from the town centre and continue to follow the A4130. At the Crowmarsh Roundabout, take the third exit onto the A4074, after approximately 1 mile, turn left, following the sign for Preston Crowmarsh. Take the first turning on your right into Preston Crowmarsh, and you will find the driveway to the property on your left-hand side.

### General remarks and stipulations

### Tenure

Freehold with vacant possession on completion.

### Services

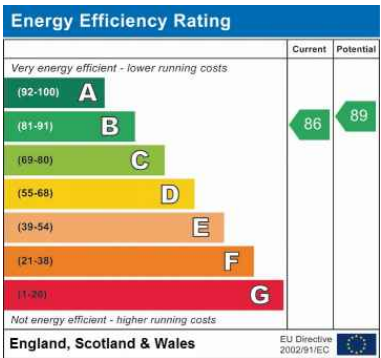
Mains electricity, water & drainage. Heating; air source heat pump. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have



Approximate Area = 327 sq m / 3520 sq ft (Excluding Void)  
Garage = 35.7 sq m / 384 sq ft  
Total = 362.7 sq m / 3904 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 269909



For identification only. Not to scale. © RA201126

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

