



**Hodsons**  
...your move, our passion  
**Sales | Lettings**

# Welcome to Thames Mead.

Impressive four bedroom detached house situated on Thames Mead, Crowmarsh Gifford.

The property benefits from having the added space of an annex which the current vendors use as a successful Air B and B business. Coming into the property we have the annex which has a living space, kitchen, shower room and comfortable double bedroom. The utility room can be accessed by the annex and the main house. The welcoming entrance of the main house sets the scene with beautiful flooring and ample space. The generous kitchen has good storage and space for a table and chairs. The comfortable lounge with feature fire place flows through to the dining room, offering a great entertaining space. The conservatory leads out into the low maintenance garden.

The first floor with the comfortable main bedroom with impressive dressing room (with some alterations this could be turned back into a single bedroom). The family bathroom is accessed from the main bedroom. There is a further double and single bedroom.

The low maintenance garden has a brick built shed, with good storage and there is a gate leading out onto the street. Driveway parking to the front of the property for 2 cars.



## Discover the Heart of Your Future Home

- Impressive four bedroom detached house situated in Thames Mead, Crowmarsh Gifford.
- Annex has living space, kitchen, shower room and separate bedroom. This is currently used as an Air B and B.
- Generous kitchen with ample storage and space for a table and chairs.
- Comfortable lounge with feature fireplace leading through into the spacious dining room.
- Main bedroom has access to the family bathroom and an impressive dressing room.
- Within walking distance of Wallingford Town Centre.

4	 Bedrooms	Council tax band	E
2	 Receptions	Tenure	Freehold
2	 Bathrooms	EPC rating	D



The comfortable lounge with feature fire place flows through to the dining room



Comfortable main bedroom with impressive dressing room (with some alterations this could be turned back into a single bedroom). The family bathroom.



## Location...

Thames Mead, Crowmarsh Gifford, is situated within easy walking distance of the town of Wallingford with a selection of shops, restaurants and beautiful river walks. There are good transport links to all major routes including Oxford, Reading and Henley on Thames and to the A34, M4 and M40.





## Viewing Arrangements

Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.

## About Hodsons

Hodsons Estate Agents is an independent and established family-run Estate Agency. As local agents we provide an exemplary property service throughout Didcot, Wallingford and all the surrounding villages. We are dedicated to understanding your needs and putting your interests first, guiding you through your property journey, giving honest, professional advice until completion. Yes, we are genuinely interested! The outcome does matter to us! We will go above and beyond to get you moving. Backed by the Law Society, extra peace of mind is assured. If you are considering moving, or would simply like some advice, talk to us today.



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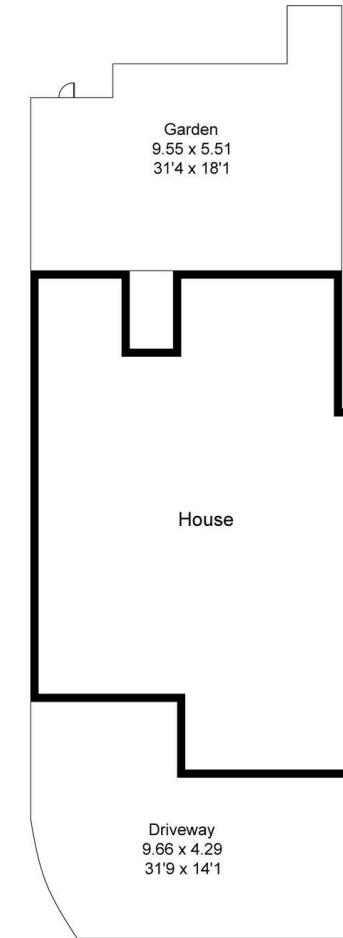
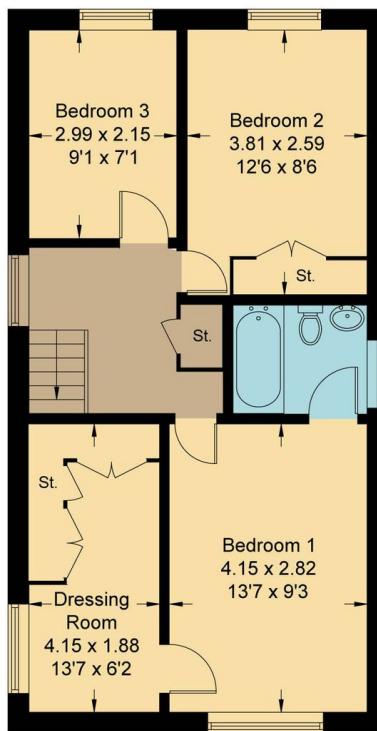
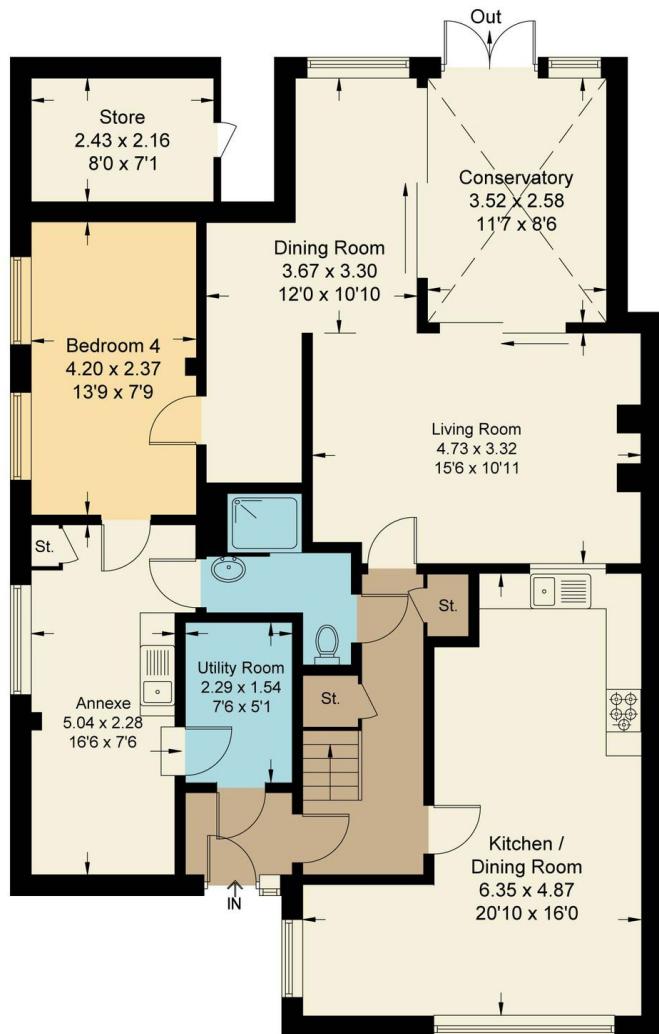




## Thames Mead, OX10

Approximate Gross Internal Area = 154.1 sq m / 1658 sq ft  
Total = 154.1 sq m / 1658sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

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220 Broadway, Didcot,  
Oxon, OX11 8RS

T: 01235 511406  
E: didcot@hodsons.co.uk

[www.hodsons.co.uk](http://www.hodsons.co.uk)

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