

WE VALUE



YOUR HOME



Preston Crowmarsh, Wallingford
£1,250,000



Welcome to 'Wishrush' - A detached bungalow set on a generous riverside plot in the picturesque hamlet of Preston Crowmarsh, offering spacious and flexible accommodation with many rooms enjoying views across the River Thames. The property comprises an entrance hall, a lounge with gas coal-effect fire and sliding patio doors opening into a conservatory, a dining room, and a well-appointed kitchen/breakfast room. There is also a generously sized additional reception room currently used as a study and library, along with a useful tool room.

The main bedroom is positioned at the west end of the property and benefits from a full range of fitted wardrobes and a four-piece bathroom. There are two further double bedrooms served by a shower room.

The property is approached through wrought iron gates leading to a driveway providing ample off-road parking.

The rear garden features a raised paved terrace with steps down to an attractive lawned garden with well-stocked flower and shrub borders and a stream running along one side. At the end of the garden is an approximate 50ft mooring, offering direct access to the River Thames.

Preston Crowmarsh is a charming Oxfordshire hamlet of individually built homes, many with river views. The nearby village of Benson is within walking distance and offers amenities including a library, post office and primary school. The market town of Wallingford is a short drive away, while Didcot Parkway station (approx. 7 miles) provides direct trains to London Paddington, Reading and Oxford.

What the Owner Says...

"Loved the riverside garden, especially in the evenings when the sun sets at the back. With the river running along the side of the garden and own mooring, it's a lovely spot to sit and enjoy the views over the water and the fields beyond."





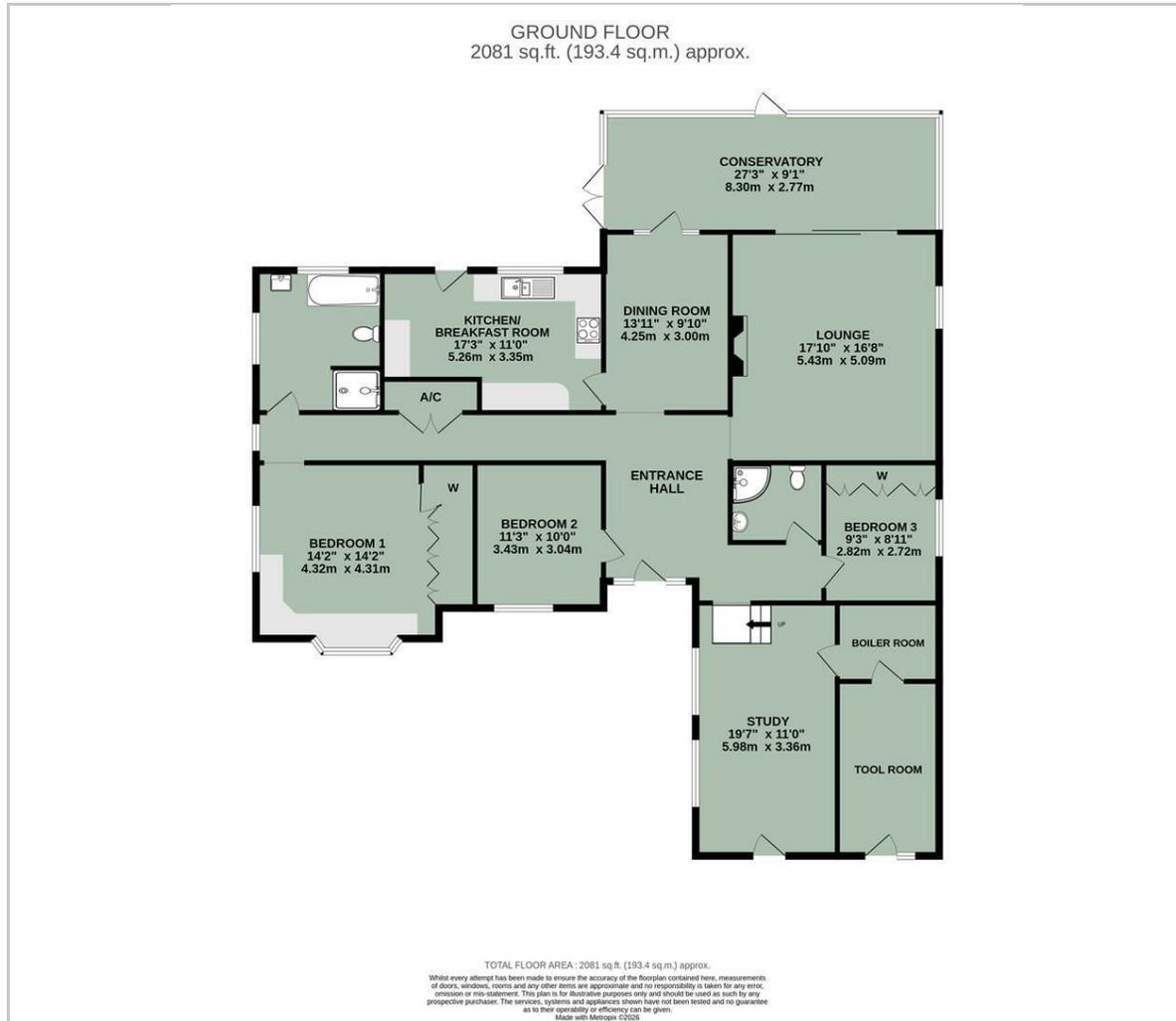
- DETACHED RIVERSIDE BUNGALOW
- PRESTIGIOUS HAMLET OF PRESTON CROWMARSH
- BEAUTIFULLY MAINTAINED, WEST-FACING RIVER GARDEN WITH MOORING
- FLEXIBLE ACCOMMODATION, THREE BEDROOMS, THREE RECEPTION ROOMS
- GATED DRIVEWAY PROVIDING OFF-STREET PARKING
- KITCHEN/BREAKFAST ROOM & CONSERVATORY OPENING TO A TERRACE OVERLOOKING THE GARDEN



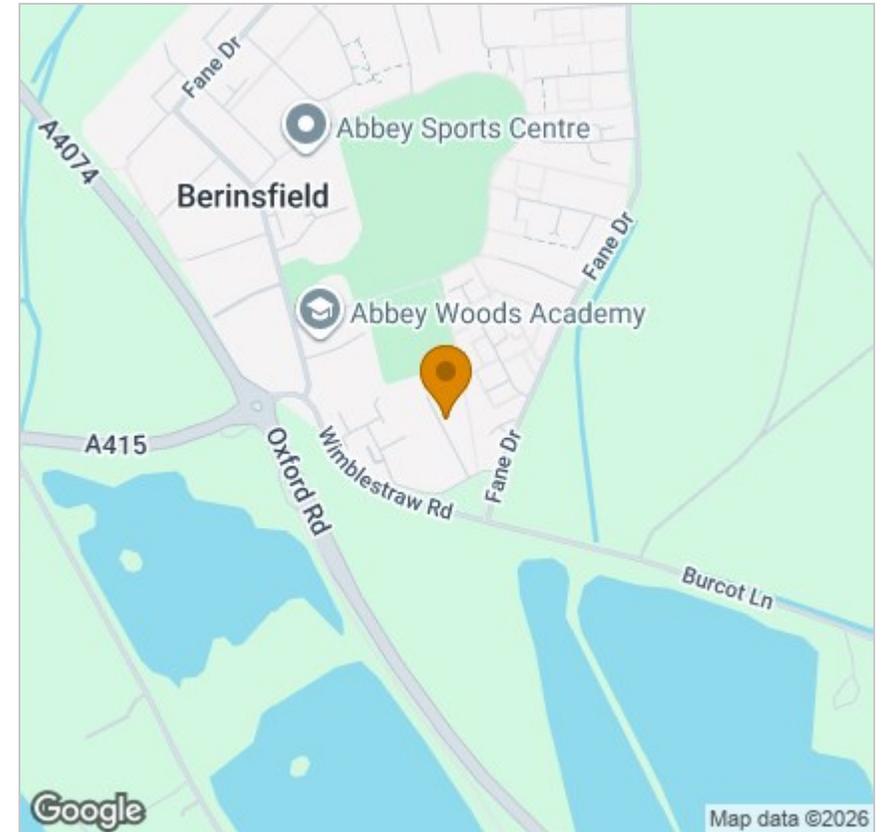
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
192 plus A			192 plus A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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