





Papist Way, Cholsey

A fabulous semi-detached property which has been extended and renovated to a very high standard by the current owners with the addition of a two-storey annex and 150ft south facing rear garden with stunning countryside views beyond. Accommodation comprises a newly installed kitchen, large open plan living/family/dining room (which could be sub-divided if required) and cloak/shower room to the ground floor. On the first floor are three double bedrooms and a family bathroom.

The separate annex offers a further living room (with provision for a kitchenette), double bedroom and ensuite shower room.

The property is ideally located in the heart of this popular village within walking distance of the shops, amenities and Cholsey train station with direct trains to London in under an hour.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Lobby: Window to side, tiled floor, cloaks cupboard. Open to:

Entrance Hall: Storage cupboard, two under-stair cupboards, wood floor, radiator, stairs to landing.

Kitchen: 14'0 x 11'6 (L-shaped) Window to rear and door to garden, Velux window, range of shaker style storage units with Corian worktop and undermount Belfast sink, integrated dishwasher, washing machine, low-level fridge and fridge/freezer, space for range cooker with extractor hood above, water softener, downlighters, radiator.

Living Room: 16'1 x 10'3 Full-width bi-fold doors to garden, two Velux windows, wood floor, two column radiators. Open to:

Sitting Room: 11'3 x 11'8 Cast iron fireplace with slate hearth, column radiator, wood floor. Open to:

Dining Room: 12'11 x 11'9 Walk-in bay window to front, cast iron fireplace with slate hearth, wood floor, radiator.

WC/Shower: Window to front, Velux, white three-piece suite including basin vanity unit, chrome radiator, downlighters.





Stairs to landing: loft access.

Bedroom 1: 11'7 x 9'7 (excl. wardrobes) Window to rear, full width fitted wardrobes, picture rail, radiator.

Bedroom 2: 10'5 x 11'9 Window to front, wood floor, radiator.

Bedroom 3: 8'5 x 7'10 Window to rear, wood floor, radiator.

Bathroom: Window to front, white three-piece suite with countertop basin vanity unit, panelling, downlighters, chrome radiator.

Annexe

Living Room: 16'6 x 10'3 Two windows to rear, tiled floor with underfloor heating, stairs to first floor.

Bedroom: 12'1 x 7'10 Window to rear, wood style floor, electric radiator.

Shower Room: White three-piece suite including countertop basin, wood style floor, electric radiator, open eaves storage.

Outside

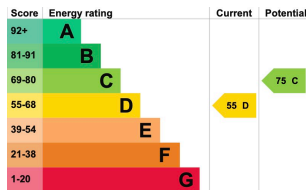
The south facing rear garden extends to just under 150ft is a stunning feature. Recently landscaped with a full width paved terrace creating a fabulous entertaining space, it leads to an extensive established lawn interspersed with shrubs, trees and planted borders. There are four sheds and a further terrace at the bottom of the garden to enjoy the far-reaching countryside views.

The front garden has a picket fence and gate leading to a paved path and step to the front door with timber framed covered porch. Flanked with lawn there is space for bike and bin storage.



Directions

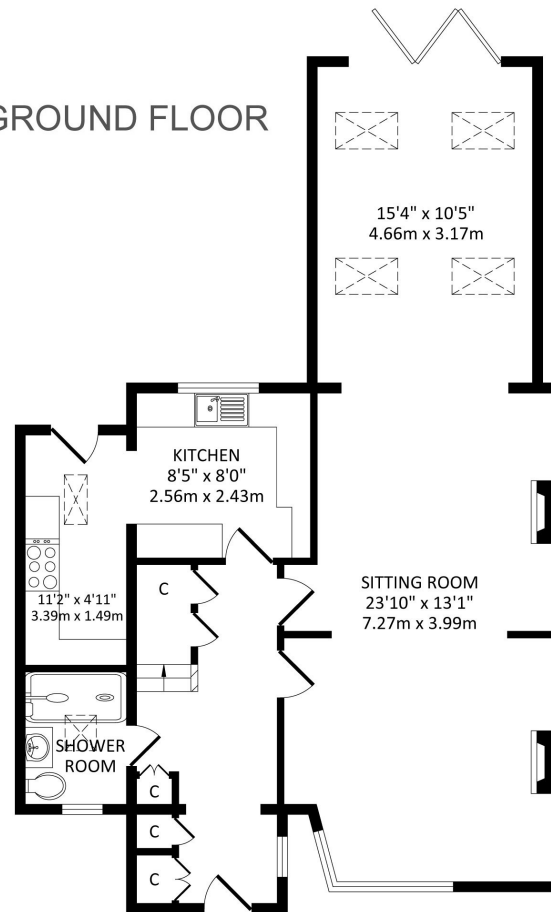
From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, the property will be found towards the end on the left hand side.



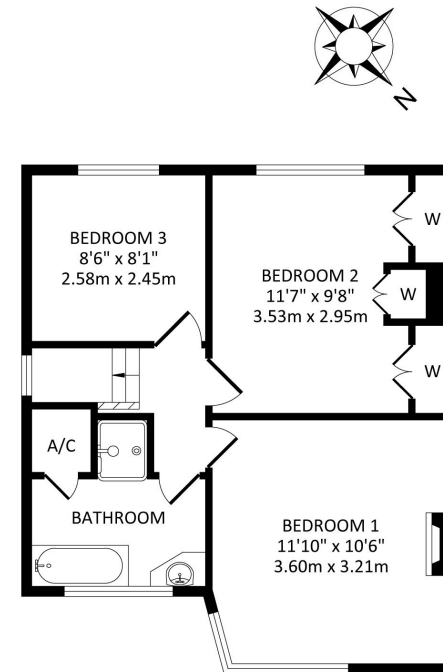
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.