



The Rowans, Cholsey OX10 9LN



## The Rowans, Cholsey

Featuring a pleasant outlook to the front across a landscaped courtyard and a secluded west facing garden at the rear is this delightful semi-detached home just a minute from the train station and also within an easy walk of the shops and village amenities.

Accommodation comprises three bedrooms and a family bathroom to the first floor. On the ground floor is a spacious kitchen/dining room and living room with an open fire and a door to the garden. There is a garage in a nearby block.

## Tenure - Freehold

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

### Accommodation

Entrance Hall: Under stairs storage cupboard, wood floor, radiator, stairs to landing.

Kitchen/Dining Room: 11'0 x 13'9 Window to front and door to side, range of storage units and worktop, stainless steel sink unit, single oven, electric hob with extractor hood above, space for dishwasher, fridge/freezer and washing machine, boiler, wood style floor, radiator.

Living Room: 17'11 x 10'11 Window to rear and door to garden, open fireplace with stone surround, tiled hearth and wooden mantel, wood floor, radiator.





Stairs to landing: airing cupboard, loft access.

Bedroom 1: 10'11 x 9'10 Window to rear, fitted wardrobes, radiator.

Bedroom 2: 11'4 x 10'10 (Excl. wardrobes) Window to front, fitted wardrobes, radiator.

Bedroom 3: 7'7 x 7'7 Window to rear, radiator.

Bathroom: Window to front, white three-piece suite including bath and shower above, tiling, chrome radiator, downlighters.

Outside

The rear garden faces west with a full width paved terrace leading to a mature lawn with planted borders and further gravelled dining area, storage shed with trees adjacent. There is a timber fence boundary and gated access to the front.

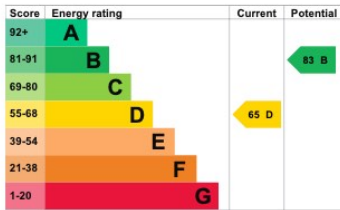
The front garden has a large lawn interspersed with trees and shrubs and path leading to the front door flanked with well stocked flower beds. It is access via a landscaped communal courtyard.

There is also a garage in a block nearby.  
Garage: 15'2 x 7'5 Up and over door with parking in front.



**Directions**

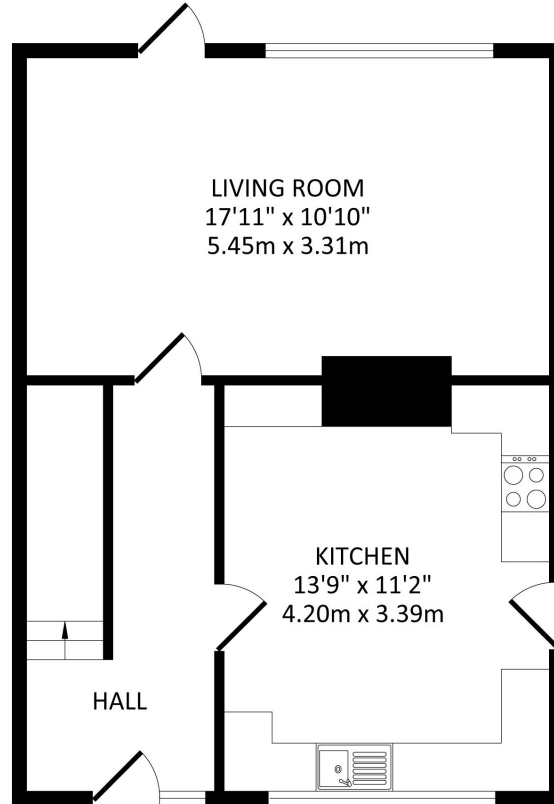
Turn left from our offices into St Martin's St, follow this to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. Follow along and just before the station, you will find West End on the right which leads to The Rowans.



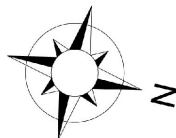
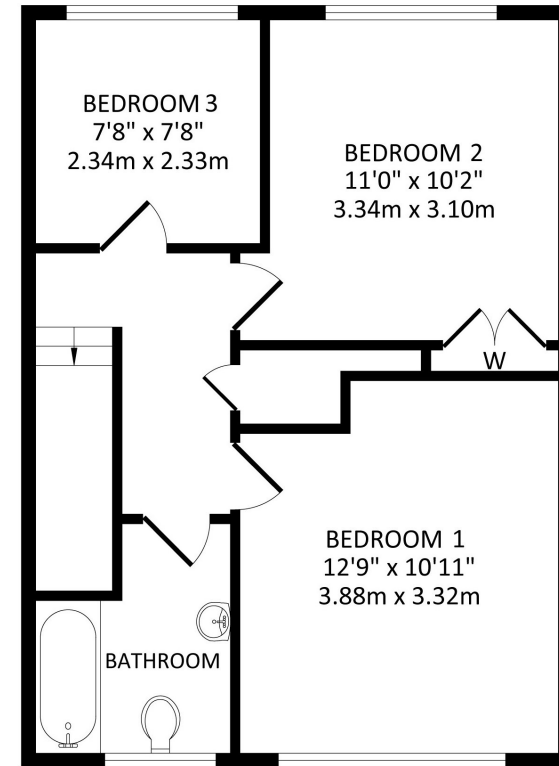
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 897 sq.ft. (83.30 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.