



Fairfield, Cholsey OX10 9QA



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Set on a superb corner plot in this quiet cul-de-sac within walking distance of the village amenities and train station is this three bedroom property with extension potential.

Current accommodation comprises a spacious living room with fireplace leading to a double aspect kitchen/dining room with doors to the garden. On the first floor are three bedrooms and a family bathroom.

The spacious rear garden is a fabulous feature with a large paved terrace and established lawn leading to the garage/workshop. The wide lawned frontage also offers additional off-street parking leading to the driveway and garage/workshop.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Entrance Hall: Picture window to front, under-stair storage recess, radiator, stairs to landing.

Living Room: 14'1 x 11'0 Window to front, two radiators, fireplace with wooden surround and mantel, dado rail. Open to:

Kitchen/Dining Room: 17'4 x 7'11 Double aspect with windows to front and rear and sliding doors to the garden. Range of contemporary grey gloss storage units with worktop, single oven and oven/microwave, electric hob with extractor hood above, stainless steel sink unit, integrated dishwasher, fridge/freezer and washing machine, downlighters.





Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 9'3 x 12'4 (excluding wardrobes)
Window to front, full width mirrored wardrobes, radiator.

Bedroom 2: 9'7 x 8'7 Window to rear, radiator.

Bedroom 3: 8'8 x 7'9 Window to front, fitted wardrobe, radiator.

Bathroom: Window to rear, white three-piece suite including P-bath with shower above, tiling, radiator.

Outside

The spacious rear garden is a fabulous feature with a full width paved terrace leading to an established lawn flanked with raised beds. There is a timber fence boundary and gated access to the front.

The front garden is mainly laid to lawn with a path to the front door and space for additional off-street parking to the side. There is also driveway parking for one car leading to the garage.

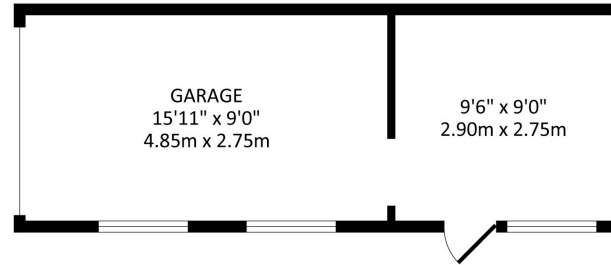
Workshop: 9'1 x 9'6 Door to garden, work benches and storage, light and power. Open to:
Garage: 15'10 x 9'0 Up and over door, light and power.



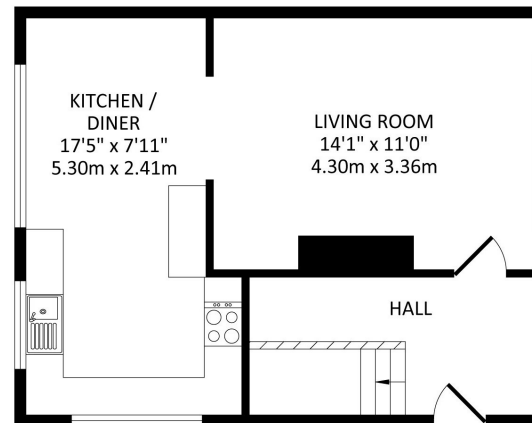
Directions

Turn left from our offices and continue through the Market Square and Winterbrook. Follow this to the roundabout and turn right, 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. Take the first right into Sandy Lane, right again into Fairfield where the property is on the right hand side.

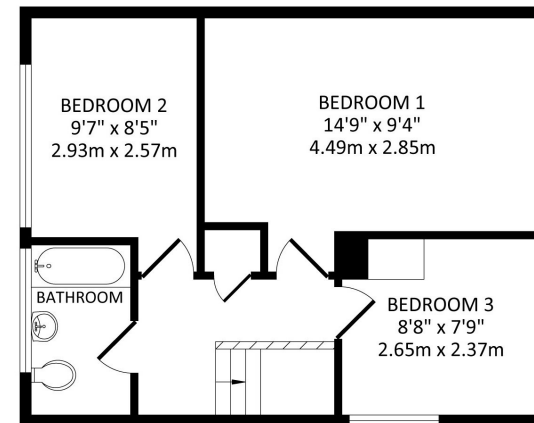
GARAGE



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.



TOTAL FLOOR AREA : 777 sq.ft. (72.20 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.