



Ipsden Court, Cholsey OX10 9GD



## Ipsden Court, Cholsey

An immaculately presented mews house in this luxury conversion of a Grade II listed former Victorian hospital set in beautifully maintained grounds and featuring its own 30' south facing garden. Period detail includes 10' and 11' ceilings along with tall sash windows.

Accommodation comprises a welcoming entrance hall leading to 19'5' living/dining room, modern kitchen and WC to the ground floor. On the first floor are two double bedrooms and a family bathroom.

Communal parkland of 100 acres reaches down to the River Thames and far reaching views of the Chiltern Hills beyond. The property has one allocated parking space and is within walking distance of Cholsey station with direct trains to London in under an hour.



## Tenure – Share of Freehold

The property has gas central heating to radiators, double glazing throughout and a Titan air ventilation system.

### Accommodation

Entrance Hall: Window to front, Herringbone wood floor, under-stair storage cupboard, further storage cupboard, radiator, stairs to landing.

Kitchen: 10'5 x 7'5 Window to rear, range of contemporary storage units and worktop, single oven, induction hob with extractor hood above, integrated dishwasher and fridge/freezer, space for washing machine.

Living/Dining Room: 19'5 x 15'0 Double aspect with French doors to the garden, Herringbone wood floor, three radiators.

Cloakroom: White two-piece suite, Herringbone wood floor, radiator.





Stairs to landing: 9'4 x 10'11 (max) Two windows to front, radiator, storage cupboard. An ideal space for a study area.

Bedroom 1: 15'9 x 9'1 Two windows to rear, fitted wardrobe, radiator.

Bedroom 2: 13'5 x 9'4 Window to front, fitted wardrobe, radiator.

Bathroom: Window to rear, white three-piece suite, downlighters, chrome radiator, large fitted mirror.

#### Outside

The rear garden extends to 30' facing south. It is low maintenance, set to gravel with established beech hedges, wrought iron fencing and gate opening out to the communal gardens beyond.

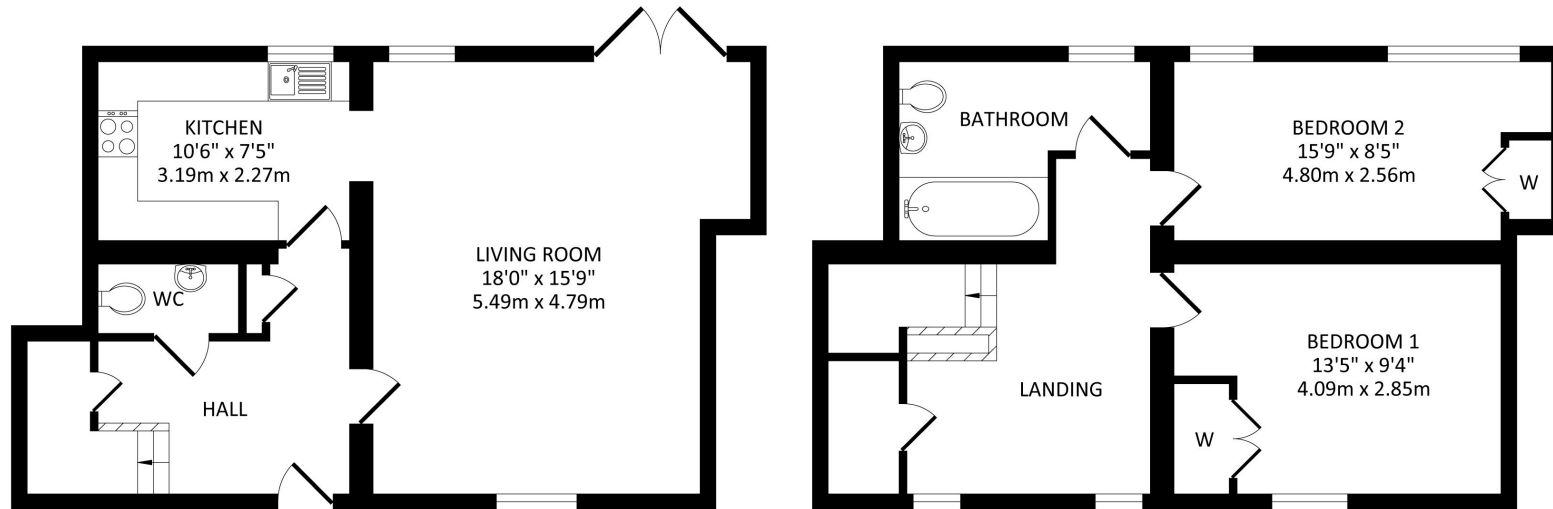
This popular development features well maintained communal grounds, allocated and visitor parking, bike stores and an abundance of countryside walks right on the doorstep. There is a cricket ground and Great Hall with an active community.



## GROUND FLOOR



## FIRST FLOOR



TOTAL FLOOR AREA : 977 sq.ft. (90.80 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

**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.

### Directions

Turn left from our offices in St Matins Street and continue through Market Square into Reading Road. Take the second exit over the roundabout onto A329 for 1.4 miles then take the second entrance onto the development and turn right at the Swan statue then first left into the car park. Walk through the brick wall and bear left into the courtyard where the property is on the right hand side.

