



Rothwells Close, Cholsey OX10 9LE



Rothwells Close, Cholsey

A fabulous family home that has been extended and completely refurbished to an exceptional standard: set in a quiet, no through road it is within walking distance of local shops and the train station. It has 3 bedrooms, 2 bathrooms, 15' sitting room, cloakroom, large hallway, utility room and a superb 18' x 15' kitchen/breakfast room. Outside there is driveway parking and a landscaped garden.

Accommodation

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Entrance Hall: 15'3 max x 11'5

Two windows to the front, wood floor, radiator, stairs to landing with a cupboard under.

Cloakroom: Fitted with a white 2-piece suite, wood floor and down lighter.

Kitchen/Breakfast Room: 18'2 x 15'3

A bright room with French doors and a separate window to the garden. It is fitted with an attractive range of storage units, wood worktops, dishwasher, recess for a range: space for fridge/freezer, wood floor, down lighters, radiator.

Utility Room: 15'9 x 6'8

Door to rear, radiator, range of storage units and wood worktops, space for washing machine and tumble drier, gas boiler, down lighters.





Sitting Room: 15'3 x 11'3
Window to the front, fireplace with a brick hearth, radiator: egg and dart cornice.

Stairs to Landing: Window to front, eaves cupboard, linen cupboard, vaulted ceiling.

Bedroom 1: 13'3 x 11'8 (L shaped)
Two windows to the rear: radiator, eaves cupboard.

En Suite Shower Room: White 3-piece suite that includes a tiled shower cubicle, painted wood floor, radiator and down lighters.

Bedroom 2: 11'1 x 11'
Window to front, radiator.

Bedroom 3: 12'5 x 9'5
Rear aspect and radiator.

Bathroom:
Beautifully fitted with a 3-piece white suite including a freestanding bath, tiled floor, panelled dado, radiator, Velux window and down lighters.

Outside
Front: Gravel driveway parking with retaining front and side walls.

Rear Garden: Attractively landscaped there is a paved terrace leading out to a lawn with side and rear borders. A brick path leads to a rear brick terrace. There is a timber fence and brick wall.



Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place and then continue through St Leonard's Square, it becomes the Reading Road. Continue to the roundabout turn right, then at the next roundabout left into Wallingford Road. After 1.1 miles turn left into Rothwells Close and the property will be found on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	53	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

