

PROPERTY AGENTS

JPKnight



Honey Lane, Cholsey OX10 9NL



Honey Lane, Cholsey

A delightful Victorian cottage, built in 1858 and attractively modernised throughout it is set close the village centre just moments from the shops and a short walk from the train station. There are 2 bedrooms, an attractive bathroom, sitting room with fireplace, dining room and kitchen: to the rear a 49' southwest facing garden.

Accommodation

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



Tenure - Freehold

Accommodation

Front door opens to:

Sitting Room: 12' x 11'8

The room features an attractive open fireplace with timber mantle and tiled hearth. There is a wood floor and double glazed window overlooking the front garden.

Dining Room: 9'2 x 8'

Double glazed window overlooking the rear garden, wood floor and staircase with storage area below.





Kitchen: 11'2 x 6'4

Attractively fitted with a range of storage units, woodwork tops, partial tiling: there is a vaulted ceiling with down lighters. The kitchen includes an integrated electric hob, extractor hood and an oven below, further appliance space. The floor is tiled and there is a double glazed door and window to the side.

Bathroom:

Fitted with a white 3 piece suite including a shower over the bath, 'limestone' wall tiling, double glazed window, radiator and down lighters.

Stairs to Landing.

Bedroom 1: 12' x 11'8 (Partially L-shaped)

Feature cast iron fireplace, double glazed window to the front, radiator.

Bedroom 2: 8'9 x 8'

Double glazed window to the rear, radiator, loft access, cupboard housing gas boiler.

Outside

The front garden is 18' in length and laid to gravel with picket fencing and a shrub bed.

Rear Garden: Facing southwest the garden extends to approximately 49'. A terracotta terrace leads out to the lawn that has shaped shrub border beds. Timber fencing and garden shed.

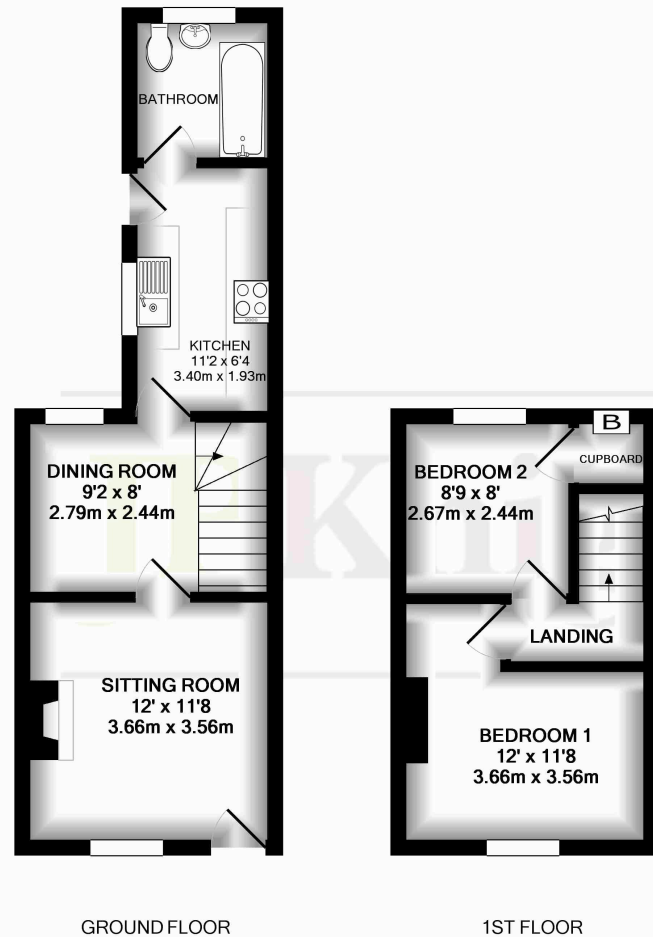


Directions

Turn left from our offices into St Martin's Street, follow this through town and out on the Reading Road to the roundabout. 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 proceed straight through the twin roundabouts into Honey Lane, the property is shortly on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

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
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