

PROPERTY AGENTS

JPKnight



Little Lane, Cholsey OX10 9LX



Little Lane, Cholsey OX10 9LX

A delightful double fronted cottage nestled in private grounds within the village centre: beautifully presented throughout there are 3 bedrooms, stylish 1st floor bathroom, a 20' sitting room with fireplace, dining room and kitchen with conservatory/utility. Moments from local shops it is also within walking distance of the train station.

Accommodation

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

Tenure - Freehold

Entrance Porch: Part glazed front door to:

Dining Room: 10'9 x 10'5

Fireplace with a pine surround, cupboards flank the chimneybreast (one houses gas boiler), radiator, panelled wall.

Living Room: 20'5 x 10'11

Window to front and double glazed French doors to rear, fireplace with a decorative cast iron surround, tiled slips, radiator.

Kitchen: 9'8 x 9'

Range of storage units and wood worktops, electric ceramic hob with extractor hood and stainless steel backplate, double electric oven. Window and door through to utility/conservatory, terracotta tiled floor, space for dishwasher and fridge freezer, stairs to landing.





Conservatory/Utility: 9'7 x 7'3
Space for washing machine and tumble drier, door to garden.

Stairs to Landing:
Feature internal window and painted brick walls.

Bedroom 1: 13'6 x 9'9 (L shaped)
Double glazed window to front, cast iron fireplace, fitted wardrobes flanking chimneybreast, radiator.

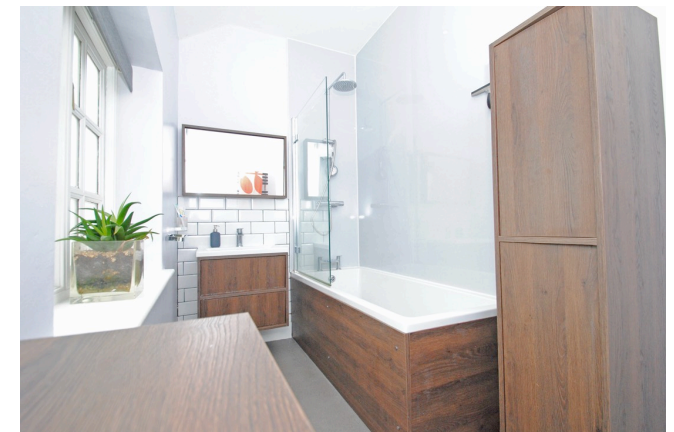
Bedroom 2: 12'1 x 10'8
Double glazed window to front, cast iron fireplace, wood floor, radiator, shelves to side of chimney breast.

Bedroom 3: 9'2 x 8'
Double glazed window to rear, painted wood floor, cupboard, radiator.

Bathroom: 10'7 x 5'2
Stylish white 3-piece suite including a bath with shower above, down lighters, chrome radiator. Double glazed window.

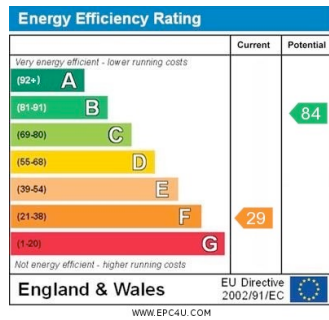
Outside
Front Garden: A lovely feature it faces southwest and extends 44' in length. It has an area of lawn with a brick path from the gate to the front door and round to the side, front and side flowerbeds with a combination of hedging and timber fencing.
Side Store: 11'1 x 8'
Door to front & open way to rear. Light: brick/block floor.

Rear Garden: There is a well established cottage garden with a brick path running the length down one side. It extends to 85' in length and is split into areas of lawn and established plant and shrub beds enclosed by a combination of hedging and fencing.

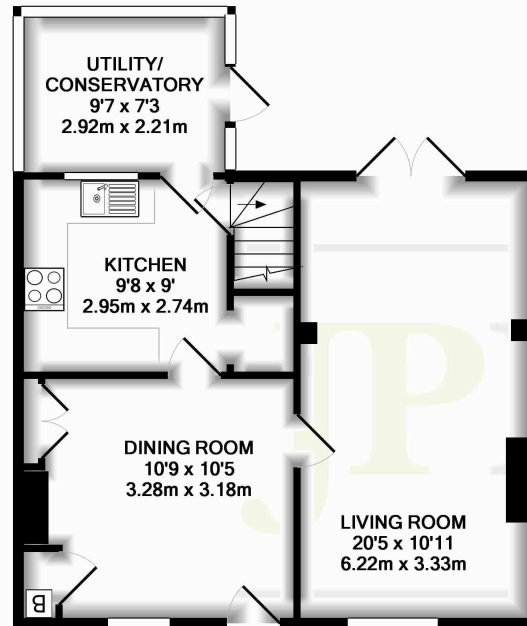


Directions

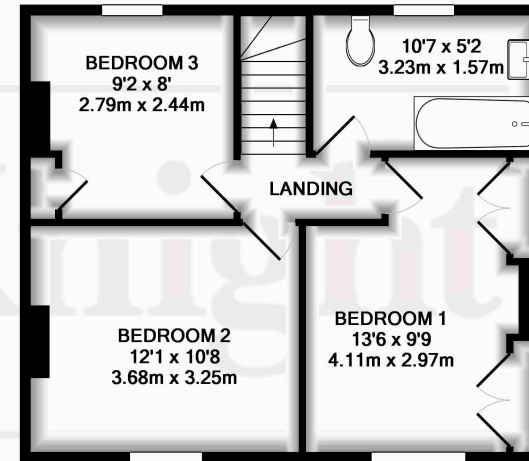
Turn left from our offices into St Martin's Street, follow this out of town to the roundabout and turn right onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then at the twin roundabouts turn left into Ilges Lane. Little Lane is a footpath on the left just after Tesco Express. The property is on the right.



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



1ST FLOOR

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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.
Made with Metropix ©2019

