



Cross Road, Cholsey OX10 9PE



## Cross Road, Cholsey

A lovely family home in this quiet location close to the village centre: it has 3 bedrooms, 2 reception rooms, a 20' conservatory and a double aspect 17'9 kitchen-breakfast room. The superb plot extends to almost a fifth of an acre and includes driveway, detached garage and delightful, established rear gardens. As well as being close to local shops it is within walking distance of the train station.

### Accommodation

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

## Tenure - Freehold

Entrance Hall: Window to front, terracotta tiled floor.

Family Room: 11'9 x 9'6 Terracotta tiled floor, radiator, French doors to conservatory, brick archway to:

Sitting Room: 12'11 x 10'11 Terracotta tiled floor, brick fireplace with brick hearth and mantle, radiator, door to the staircase, window through to the conservatory and garden beyond.

Conservatory: 20'1 x 9'1 Double glazed it is set on a brick plinth and has a glass roof. Terracotta tiled floor, radiator, light and power, doors to garden.

Inner Hall: Panelled dado, wood style floor.

Under stair cupboard: window, space for tumble drier.





Kitchen Breakfast Room: 17'9 x 10'2  
 Windows to front and rear, door to the drive and stable door to garden, range of storage units with wood worktops, Belfast sink, space for cooker, fridge/freezer and dishwasher. Gas boiler, loft access, tiled floor.

Bathroom:  
 Fitted with a white 3-piece suite including a shower above the bath, wood style floor, window, radiator, down lighters.

Stairs to Landing: Wood floor, window to front.

Bedroom 1: 13'1 x 10'11 (including wardrobe)  
 Windows to front and rear, wood floor, radiator, two sets of wardrobes flank the chimneybreast.

Bedroom 2: 11'11 max x 9'8  
 Window to rear, radiator, wood floor.

Bedroom 3: 8'10 x 8'6 Front aspect, radiator, wood floor.

Outside

Front Garden: Area of lawn with a shrub and patio border by the house and a tall established hedge to the front and side, driveway leading to the garage with a path to the house.

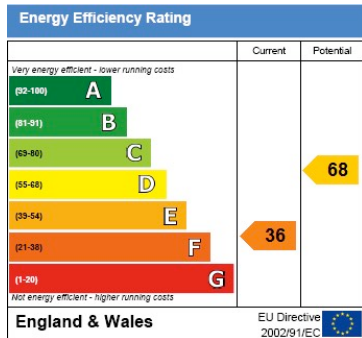
Garage: 20' x 10'  
 Up/over door, light and power, side door.

Rear Garden: A delightful feature it is beautifully planted and offers excellent seclusion. There are areas of lawn interspersed with established shrubs and plants in both island and border beds. Paved terrace and gated path to the front, it is enclosed by timber fence with a mature hedge to the rear.



### Directions

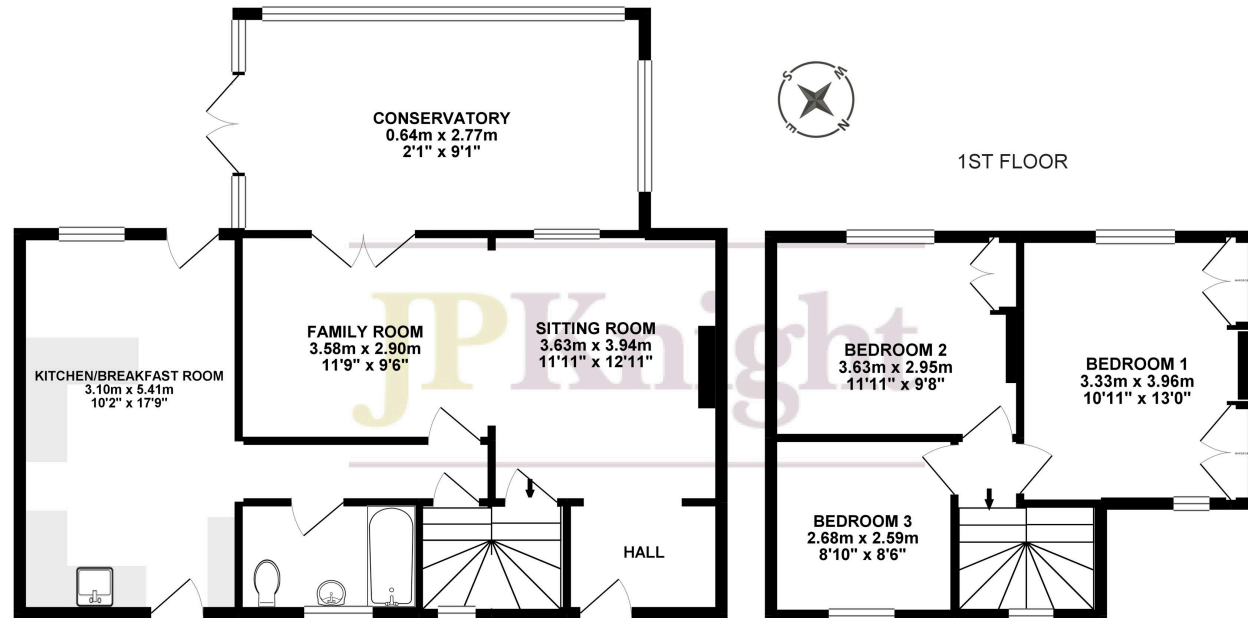
Turn left from our offices into St Martin's St, follow this through the Market Place, along the one-way street, through St Leonard's Square and out along the Reading Road. At the roundabout turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.2 miles turn left into Cross Road, proceed into the narrower part of the road, 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



TOTAL FLOOR AREA : 113.99 sq. m. ( 1227.00 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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