



Rothwells Close, Cholsey OX10 9LF



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Set in this quiet, no through road close to the village centre a spacious 3 bedroom home with a fabulous 85' west, southwest facing garden. The property features a stylish kitchen, shower room and refitted bathroom: it also has a 16' living room with fireplace and log stove, study and garden room. There are local shops and a train station within walking distance.

Accommodation

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

Tenure - Freehold

Entrance Hall: Cloaks hanging recess.

Lounge: 16' x 10'3
Picture window overlooking the front garden, fireplace with a log stove and stone hearth, radiator.

Kitchen: 9'2 x 7'6
Attractively fitted with a range of storage units, wood worktops, appliance space. Window and door to the side: tiled floor, gas boiler.

Inner Hall:

Bedroom 2: 15'2 x 8'11
Sliding patio door, radiator.





Bathroom:
Fitted with a white 3-piece suite that includes a P-bath and shower above with screen, part tiled walls and tiled floor, chrome radiator, window.

Study: 11'6 x 6'4
Sliding patio door, radiator, staircase.

Garden Room: 15'5 x 6'5
Full width window to rear, door to garden, tiled floor: space for tumble drier and fridge freezer.

Stairs to Landing:

Bedroom 1: 15'2 x 12'11
Window to front, radiator, range of wardrobes.

Bedroom 3: 11'4 x 9'6
Window to rear, radiator.

Outside

Front Garden: It is laid to lawn with shrubs and plants. There is a side wall and timber fencing, driveway and path to the door.

Rear Garden: A superb feature it extends to 85ft and faces west, southwest. It has a paved terrace leading to a large lawn with side borders and is enclosed by timber fencing. Area of hard-standing to side of house, part covered with door to the front and gate to the garden. This leads to:
Store: 17'x 8'2 Up/over door, light.



Directions

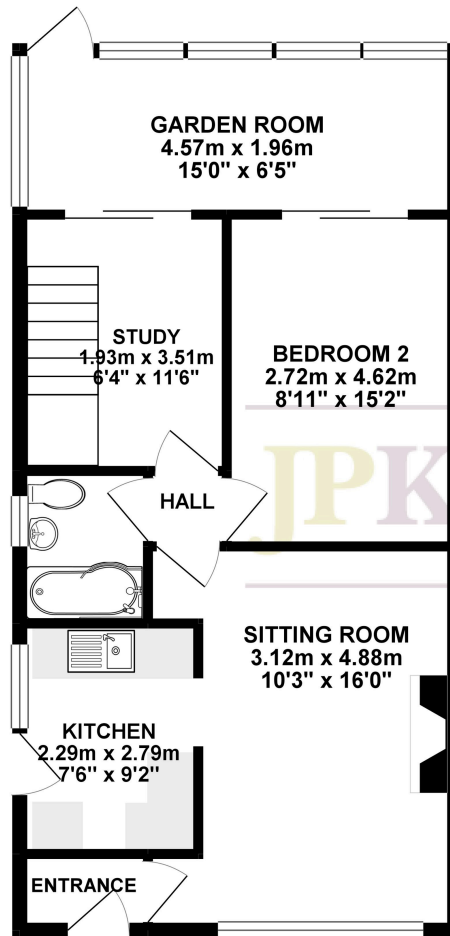
Turn left from our offices into St Martin's Street, follow this through the Market Place and then continue through St Leonard's Square, it becomes the Reading Road. Continue to the roundabout turn right, then at the next roundabout left into Wallingford Road. After 1.1 miles turn left into Rothwells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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

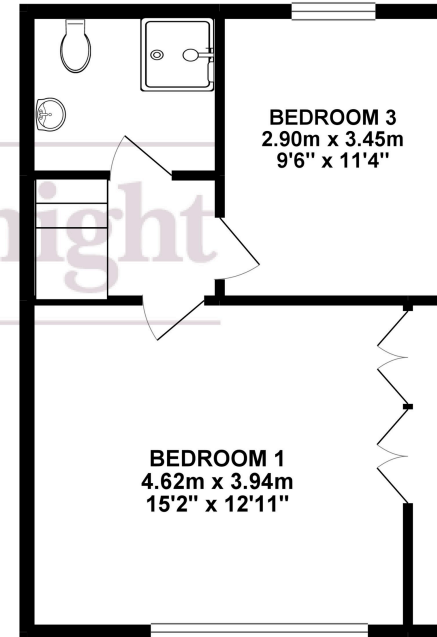
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 91.52 sq. m. (985.11 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.
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