



Rothwells Close, Cholsey OX10 9LF



Rothwells Close, Cholsey

A superb family home, both extended and well presented it is situated in this no-through road close to the village centre and within walking distance of the train station. The property has 4 bedrooms, a bathroom, shower room and cloakroom as well as a 15'10 sitting room, family room, kitchen/breakfast room and utility room. There is driveway parking for 3 cars and a delightful south, southwest facing cottage garden to the rear.

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

Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing, cupboards, radiator.

Sitting Room: 15'10 x 10'

Large picture window to front, fireplace with painted surround stone, a marble hearth and inset with a coal effect gas fire: radiator.

Family Room: 10'8 x 9'9

Front aspect, radiator and cupboard.

Kitchen Breakfast Room: 15'10 x 11'8 (L shaped)

Window and French doors to the garden, range of storage units, worktops, stainless steel sink, electric ceramic hob, extractor hood, double electric oven, fridge/freezer and dishwasher. Wood style floor, radiator, down lighters & large under-stair cupboard.





Utility Room: 9'2 x 7'4
 Window and door to the garden, cupboards and worktops, stainless steel sink, wood style floor, space for washing machine and tumble drier.

Shower Room: White suite of deep tiled shower cubicle, shower unit and low level WC, tiling, wood style floor, down lighters, radiator.

Stairs to Landing: Loft access, airing cupboard with gas boiler.

Bedroom 1: 15'10 (including wardrobe) x 10'
 Front aspect, radiator, full width wardrobe recess.

Bedroom 2: 10'9 x 9'10
 Window to front, radiator, wardrobes, loft access.

Bedroom 3: 9' x 7'3
 Window to rear, radiator: deep wardrobe.

En Suite Cloakroom: Fitted with a white 2-piece suite.

Bedroom 4: 7'6 x 6'6
 Window to rear, shelves.

Outside

Front Garden: Gravel drive with a brick edge and shrub bed to side: side wall and picket fence.

Rear Garden: A delightful feature it faces south, southwest and enjoys an excellent degree of seclusion. There is an area of lawn and a paved terrace with established flower and shrub beds. The garden is enclosed by a timber fence with a side gate.



Directions

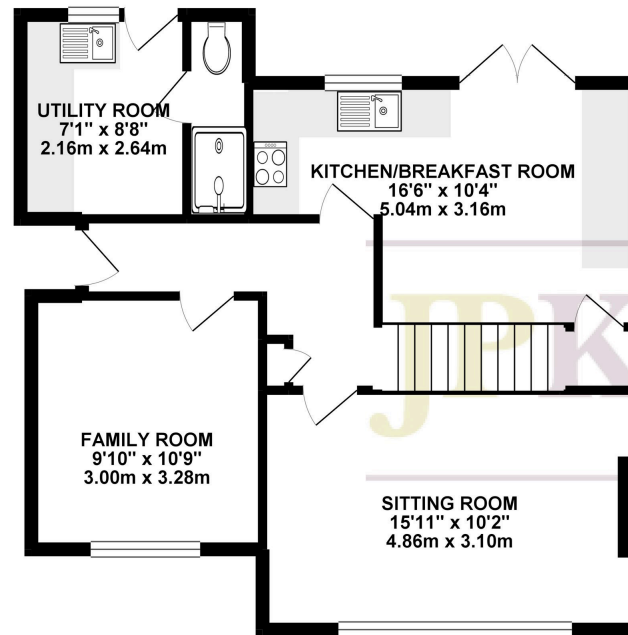
Turn left from our offices into St Martin's Street, follow this through the Market Place and then continue through St Leonard's Square, it becomes the Reading Road. Continue to the roundabout turn right, then at the next roundabout left into Wallingford Road. After 1.1 miles turn left into Rothwells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

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

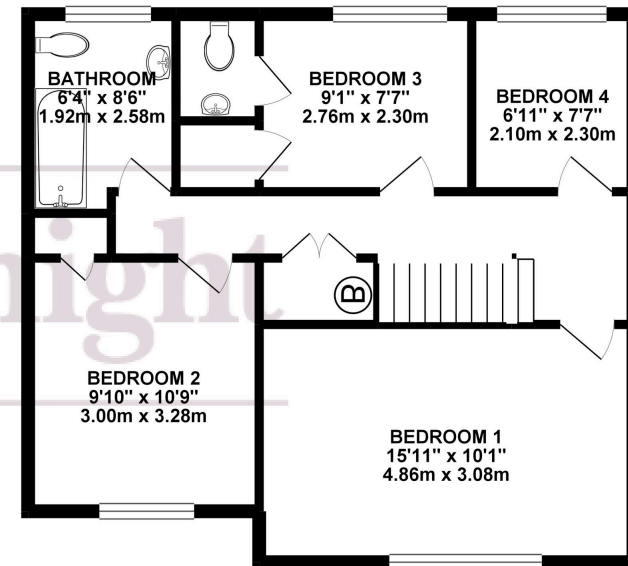
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1168.42 sq. ft. (108.55 sq. m.) 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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