



Cross Road, Cholsey OX10 9PE



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A delightful 2 bedroom semi-detached cottage set in a quiet road close to the village centre. In addition to a pretty sitting room with fireplace it features a stunning open plan kitchen/breakfast room opening to a superb 85' garden. Outside it also has a gated driveway with detached garage; the accommodation also includes a 4-piece bathroom, cloakroom and utility room.

The property has gas central heating to radiators along with double glazing.



Tenure – Freehold

Accommodation

Entrance Hall: Stairs to landing, radiator.

Sitting Room: 12'11 x 10'11

Two windows to front, wood floor, radiator, corner brick fireplace and wood mantle, quarry tile hearth, log stove, picture rail.

Kitchen: 20'1 x 8'7

Window to side, solid fuel Rayburn range in brick recess with tiled base, exposed brick wall, white sink unit, cupboards and drawer below, cupboard housing gas boiler, open way to:





Breakfast Room: 16' x 12'2
 Vaulted 10'4 ceiling with 3 velux windows: French doors to the garden, side window, stone floor, radiator.

Utility Room: 11'4 x 6'8
 Two Velux windows, tiled floor, space for washing machine and fridge freezer, radiator, walk in larder cupboard.

Cloakroom:
 White two piece suite, radiator, window, tiled floor.

Stairs to Landing:
 Window to side, loft access, linen cupboard.

Bedroom 1: 11' x 10'
 Window to front, radiator.

Bedroom 2: 12'11 max x 8'8
 Window to rear, radiator.

Bathroom: 9'9 x 6'11
 White 4-piece including a bath and shower cubicle, tiling, wood style floor, window, radiator.

Outside
 To the front there is a gated gravel drive and timber fencing.
 Detached Garage: 31'8 x 9'10
 Electric roller door, light/power: door to garden.

Rear Garden: A lovely feature they extend to 85' in length and comprise a paved terrace out to a large area of lawn with established front and side borders, timber fencing.



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, the property is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(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	

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.

