



Ridgeway Court, Cholsey OX10 9GU



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A fabulous three bedroom mews house in this luxury conversion of a Grade II listed, former Victorian hospital, it is set in beautifully maintained communal grounds and features its own 38' garden. Period detail includes 10' and 11' ceilings along with tall sash windows. It comprises 3 bedrooms and 2 bathrooms on the first floor along with a superb 29' open plan living/dining room/kitchen on the ground floor that opens to the garden as well as hall, cloakroom and utility. The communal parkland runs down to the Thames, 2 allocated along with parking spaces: it is within walking distance of the train station.

Tenure - Leasehold

The property is double glazed with gas central heating to radiators and has an air recirculation system to help minimise running costs.

Entrance Hall: Stairs to landing, window with plantation shutters, Karndean herringbone style floor, radiator, large under stair storage cupboard with light.

Cloakroom: White two piece suite, radiator, Karndean floor, radiator.

Utility Room: 6'4 x 5'3 Sash window with plantation shutters, cupboards, worktop with space for washing machine and tumble drier, radiator, gas boiler.

Kitchen/Breakfast/Living Room: 29'4 x 11'2

Living Area: Twin sash windows to the garden (plantation shutters), Karndean floor, panelling, two radiators, 11'4 ceiling, fitted full width display shelves and TV plinth.





Kitchen/Breakfast Area: Range of storage units and island unit incorporating breakfast bar with work tops, induction hob, extractor hood, electric oven, fridge freezer, dishwasher and pelmet and down lighters.

Stairs to Landing: There are 10' ceilings to the first floor. Sash window with plantation shutters, radiator: Cupboard (8'9 x 4') housing hot water tank, sash window & Greenwood air circulation unit.

Bedroom 1: 12'6 x 11'2 Twin sash window to rear: panelled headboard with display shelf, radiator, double wardrobe.

En Suite Shower Room: White 3-piece suite including a tiled shower cubicle, tiling, large wall mirror, chrome radiator, down lighters.

Bedroom 2: 12'8 x 10'7 Twin sash window with plantation shutters, radiator, wardrobe.

Bedroom 3: 9'9 x 8'8 (excluding door) Sash window with plantation shutters to front, radiator, picture rail.

Bathroom: White 3-piece suite, part tiled walls, sash window, plantation shutters, chrome radiator, down lighters.

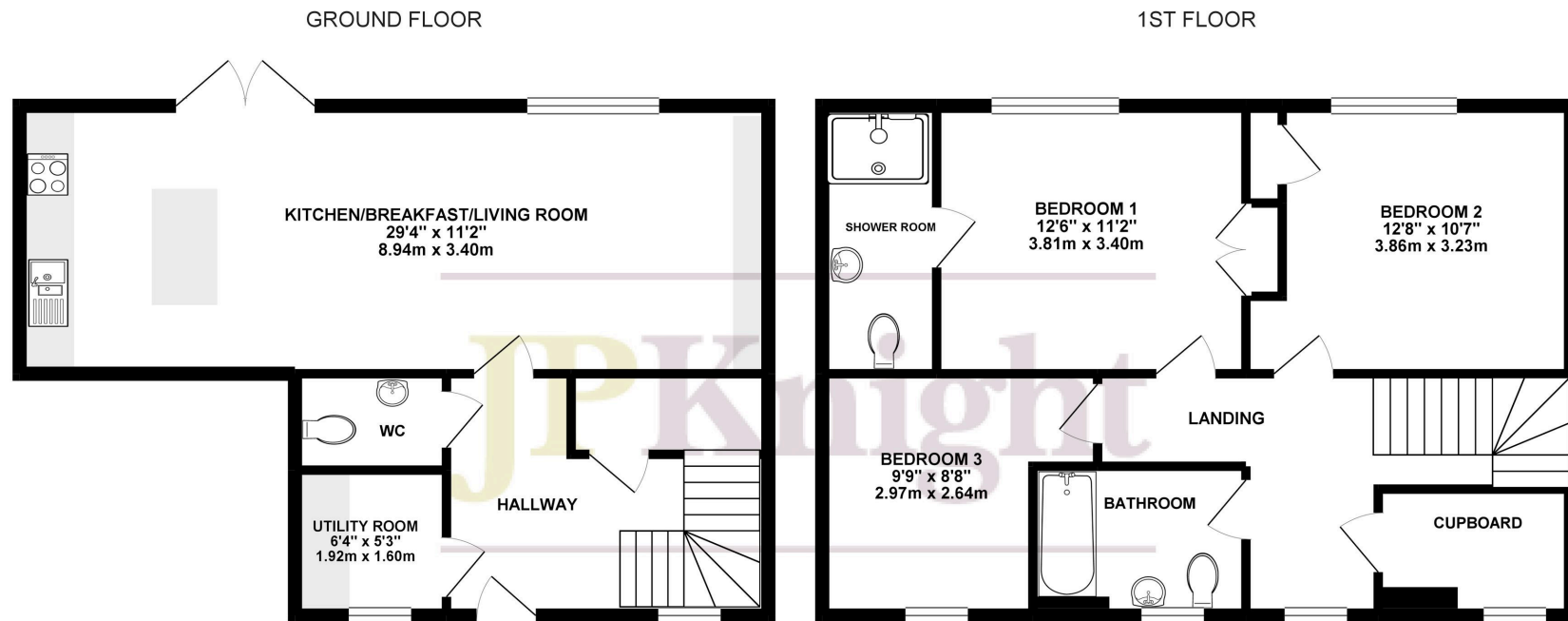
Outside

A paved path leads via beautifully landscaped communal gardens, opposite the parking area to the front door.

Rear Garden: Extending to 38' and facing south/south west the garden is low maintenance, set to gravel with established beech hedges and wrought iron fencing, outside store with slate roof, gate opening out to the communal gardens beyond.

The development features delightful communal gardens, both allocated and visitor parking. There is parkland crisscrossed with pathways down to the Thames and a cricket ground set just by the development.





TOTAL FLOOR AREA : 1202.77 sq. ft. (111.74 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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Directions: Turn left from our offices into St Martin's Street, into St Mary's street, it becomes the Reading Road: follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the new apartments, turn left into Rotherfield Road. At the end turn right into the parking area, the gate leading to the property is opposite.

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.

