



Ipsden Court, Cholsey OX10 9GD



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A beautifully appointed ground floor apartment in this prestigious landmark development of the former Fairmile Hospital: the sumptuous accommodation features delightful Victorian detail such as 11' ceilings and tall sash windows. The living space comprises a 19' x 18' living room opening to the garden with an adjacent high specification kitchen, there are 2 double bedroom along with a luxury shower room and bathroom. In a sought after development with over 100 acres of parkland running down to the River Thames, it is also within walking distance of Cholsey train station.



Tenure – Leasehold

Accommodation

The property is double glazed with gas central heating to radiators and features an air recirculation system to reduce running costs.

A gated path leads through the lovely communal gardens to a set of wrought iron gates. These open to a courtyard that leads in turn to the entrance.

Communal Entrance Hall:

Walk-in Store/Cupboard: 10'8 x 3'5 (excl. return)

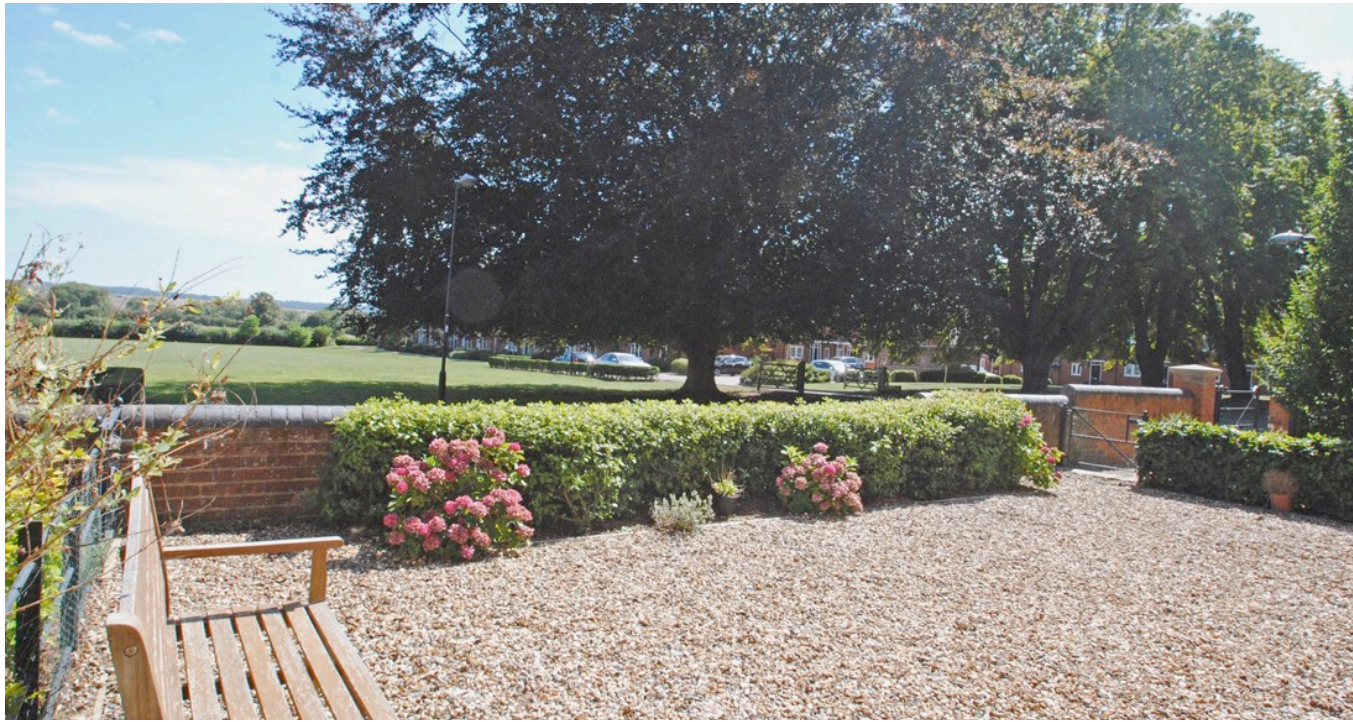
Window to side, light.

Entrance Hall: Radiator.

Living Dining Room: 19' x 18'7

A magnificent room with tall twin sash windows and French doors out to the garden, three radiators.





Utility Cupboard: 5'6 x 3'11
Worktop, plumbing for washing machine.

Airing Cupboard: Hot water tank and air re-circulation plant.

Kitchen/Breakfast Room: 12'6 x 9'7
Three sash windows to side and one to rear, range of storage units, worktops, induction hob, extractor hood, electric oven, fridge/freezer and dishwasher. Wood style floor, radiator, down lighters, gas boiler.

Bedroom 1: 13' 5 x 10'4
Twin double glazed sash windows, radiator, built-in wardrobe.

Bathroom: (Accessed from bedroom and hall)
White 3-piece suite, part tiled walls, radiator, large wall mirror and down lighters.

Bedroom 2: 15'5 x 9'9
Two tall sash windows to side, radiator, fitted wardrobe.

En Suite Shower Room: White 3-piece suite including tiled shower cubicle, chrome radiator, tall sash windows, wall mirror, down lighters.

Outside

Rear Garden: Set off the living room they extend to 32' x 21' and are laid to gravel for low maintenance with a dwarf brick wall, and shrubs beds, wrought iron fence and shared pathway across.
Allocated Parking Space.

There are beautifully maintained communal gardens that surround the development, these lead down past the cricket pitch to the Thames where they are criss-crossed with pathways, ideal for dog walking.



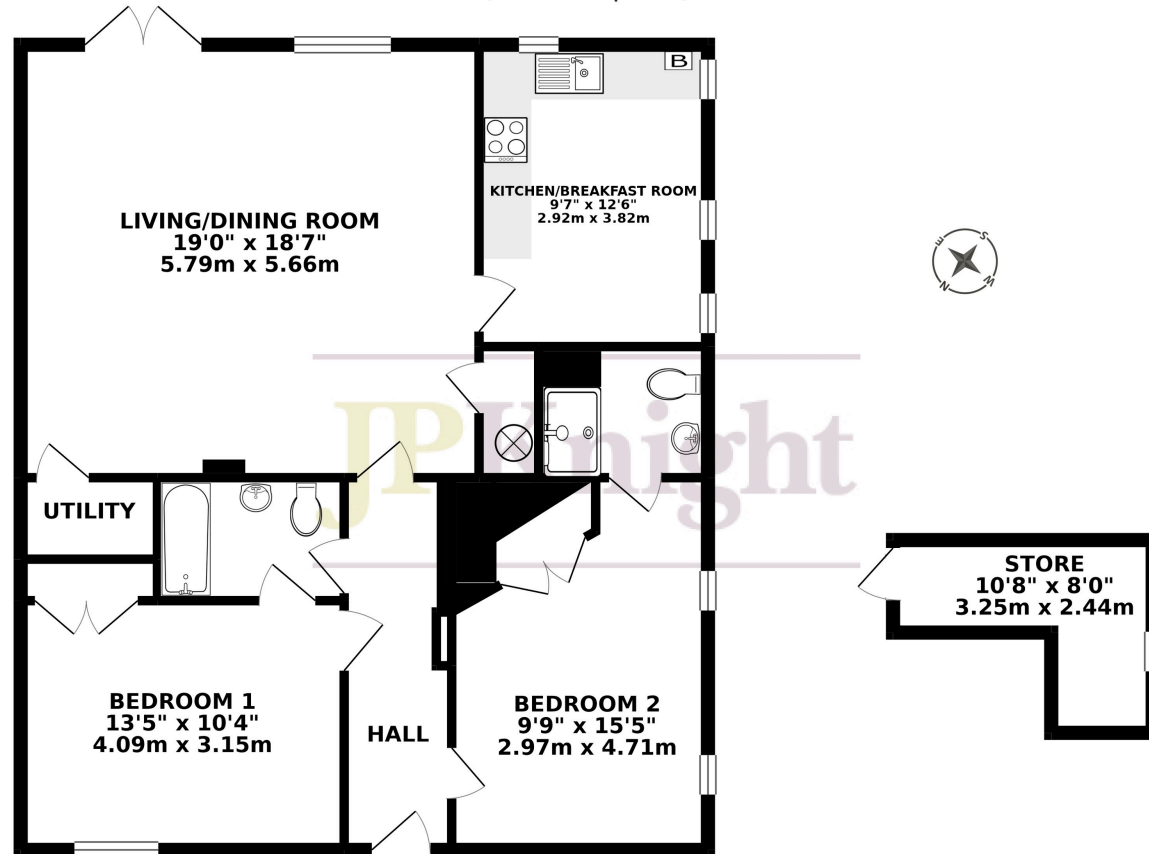
Directions:

Turn left from our offices into St Martin's Street, follow this through the market place heading south through town and out onto the Reading Road. Follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then after the layby take next left into Cholsey Meadows. This leads into Rotherfield Road, follow this down and turn right just before the communal car park, proceed along the side of the cricket ground and park at the end of the straight, the last entrance on the right leads to the property.

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 1011.87 sq. ft.
(94.01 sq. m.)**



TOTAL FLOOR AREA : 1011.87 sq. ft. (94.01 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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