



Lapwing Lane, Cholsey OX10 9QR



## Lapwing Lane, Cholsey

A superbly presented family home in this attractive and established residential area with lovely views across open farmland at the rear and within walking distance of both the train station and village shops. The flexible layout has a possible 5 bedrooms with 3 bathrooms and across the rear an open plan sitting room, dining room and kitchen/breakfast room. There is driveway parking, a garage and a secluded 50' rear garden.

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

## Tenure - Freehold

### Accommodation

Entrance Hall: Wood style floor, window flank the door, radiator, stairs to landing with cupboard under, down lighters.

Sitting Room: 16'8 x 11'11

Patio door to the garden, fireplace and stone surround, slate tiled hearth and inset, log stove, radiator.

Dining Room: 13'3 max x 10'5

Rear aspect, wood style floor, radiator.

Kitchen/Breakfast Room: 18'4 x 9'8

Window to rear and French door to terrace, range of storage units with wood style worktops and breakfast bar, stainless steel sink unit. Rangemaster cooker, extractor hood, dishwasher, tiled floor, space for fridge/freezer, down lighters, vaulted ceiling and two large Velux windows, radiator.





Bedroom 4: 12' x 11'10  
Front aspect, radiator, dado rail.

Bedroom 5: 10'11 x 10'3  
Window to front, radiator.

Bathroom: White 3-piece suite, part tiled walls, wood style floor, down lighters.

Stairs to Landing: Storage area and eaves cupboard, Velux window.

Bedroom 1: 17'3 x 13'  
Window to rear, radiator, walk in wardrobe flanked by cupboards.

En Suite Shower Room: 8'10 x 6'11 White 3-piece suite including a large shower cubicle, limestone tiling and tiled floor, radiator, Velux window.

Bedroom 2: 12'6 x 10'6 Window to rear, radiator.

Bedroom 3: 10'7 x 7'10 Window to side and Velux to front, radiator.

Bathroom: White suite of panel bath, WC and hand wash basin, tiling, radiator, window, down lighters.

Outside

Garage and Utility Area: 19'5 x 12' Twin doors to front, light and power, stainless steel sink, space for washing machine, gas boiler and hot water tank, door to kitchen.

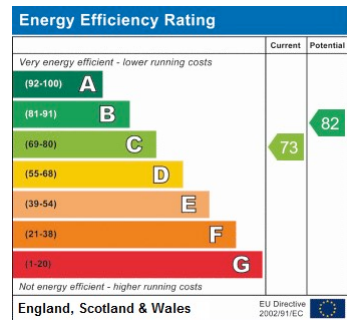
Front Garden: Block paved drive, area of lawn with a lavender front border.

Rear Garden: Abutting open farmland the garden extends to 50' and faces east. There is a raised paved terrace, step down to the lawn with a picket fence to rear. To the side there are flower and shrub borders.



**Directions**

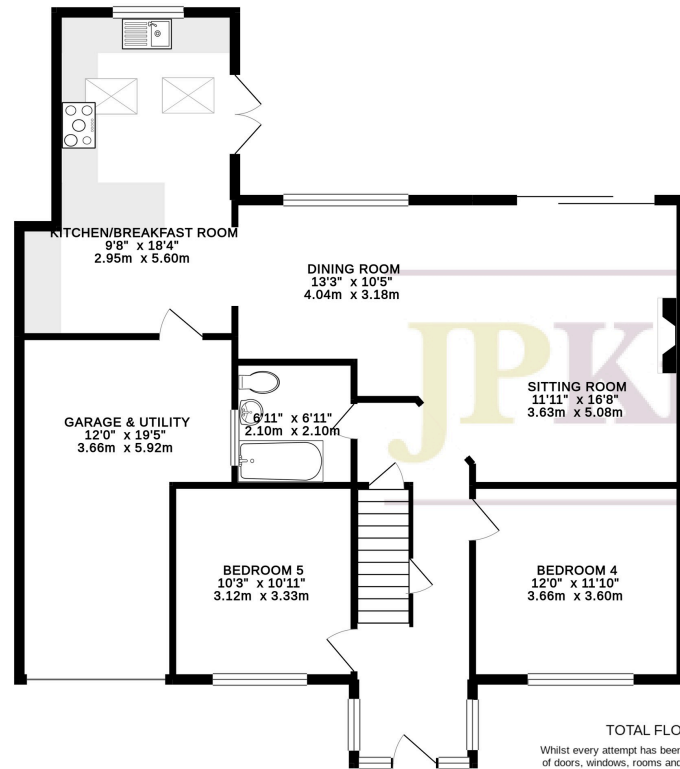
Head south out of Wallingford on the Reading Road, follow this to the roundabout and turn right at the roundabout onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, at the twin roundabouts turn left by Tesco into Ilges Lane. Take the first right into Panter's Road, this becomes Queens Road and Lapwing Lane is on the left.



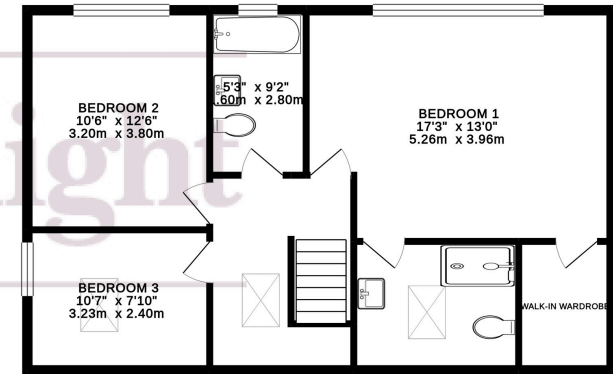
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1689sq. ft. ( 156.9 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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