



Rotherfield Road, Cholsey OX10 9FN



Rotherfield Road, Cholsey

A fabulous family home set on this sought after development with a stunning outlook across acres of open countryside: The communal grounds lead down to the Thames and there is a train station within walking distance. Arranged over 3 floors the property has 4 bedrooms, 2 bathrooms, a superb 24' kitchen/breakfast room, cloakroom and 1st floor sitting room with lovely views from its balcony. Here is allocated parking and an enclosed low maintenance garden.

The property features low running costs ensured by a combination of excellent insulation, triple glazing, gas central heating to radiators and a Titon air recirculation system.



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator. Cloaks Cupboard and stairs to landing.

Cloakroom:

White 2-piece suite, wood style floor, radiator, window and down lighters.

Kitchen/Breakfast Family Room: 24'3 x 15'7

Fitted with a range of storage units and worktops incorporating a breakfast bar, fitted gas hob, extractor hob, double electric oven, fridge, freezer, dishwasher and washing machine. Wood style floor, down lighters, three radiators: under stair storage cupboard. French doors flanked by side windows to the garden.

Stairs to First Floor Landing: Radiator.





Lounge: 15'7 x 10'10
Full width double sliding glazed doors to balcony, two radiators.

Balcony: 13' x 3'5
Glass balustrade with lovely views: wood floor.

Bedroom 2: 13'5 (excl. wardrobe) x 8'9
Full width wardrobes, radiator, two tall windows to rear.

Bathroom: White 3-piece suite including a bath with shower above, part tiled walls, wood style floor, radiator, down lighters. Doors to bedroom 1 and the landing.

Stairs to 2nd Floor Landing: Loft access, airing cupboard.

Bedroom 1: 15'7 (incl. wardrobes) x 9'8
Two tall windows to front, wardrobes, radiator.

En Suite Shower Room: White 3-piece suite including a wide tiled shower cubicle, wood style floor, radiator, down lighters.

Bedroom 3: 8'10 x 8'9
Tall window to the rear: wardrobe and radiator.

Bedroom 4: 12'3 x 6'4
Tall window to rear: wardrobe, radiator.

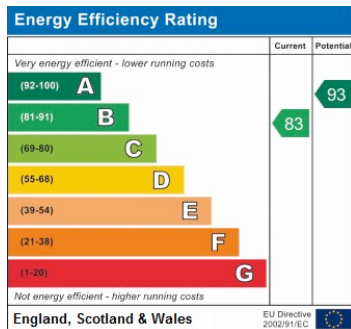
Outside
Allocated parking space to the front with nearby visitor spaces.

Rear Garden:
Attractively landscaped it is low maintenance with a full width paved terrace and a path to gated rear access. The main area is gravelled with established front and side borders, enclosed by a timber fence.

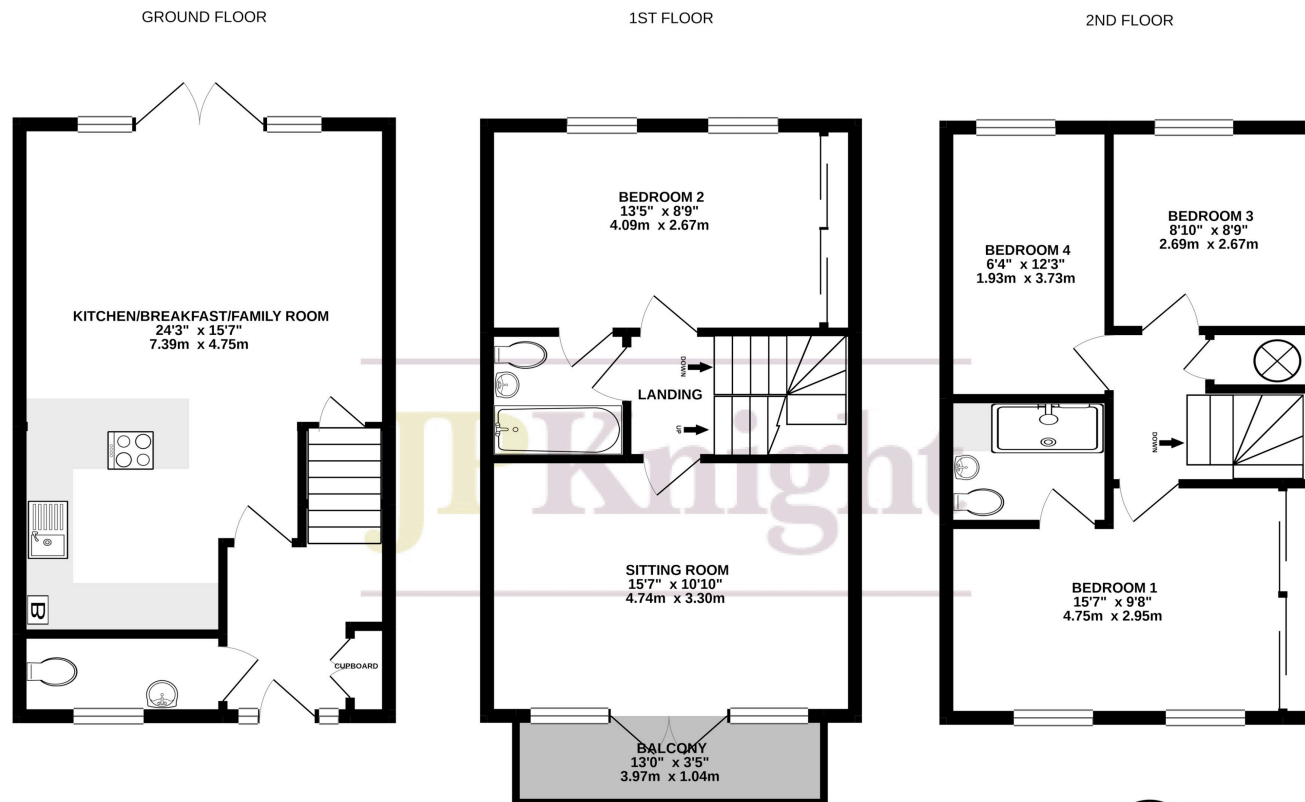


Directions

Turn left from our offices into St Martin's Street and into Market Place that 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 apartments and then left into Rotherfield Road, the property is along 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.



TOTAL FLOOR AREA : 1311sq.ft. (121.7 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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