

PROPERTY AGENTS

**JP**Knight



Ridgeway Court, Cholsey OX10 9GU



## Ridgeway Court, Cholsey

A stunning Grade II listed family home set in park like grounds, beautifully finished by renowned developer, Thomas Homes. A delightful conversion of a former Victorian hospital built in 1870, the charming interior is full of period detail including 11' ceilings and tall sash windows. The property has four bedrooms and two bathrooms, a 22' x 19' living/dining room and 16'7 kitchen-breakfast room. Set on this 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

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

Twin front doors open to:  
Entrance Hall: Stairs to landing with cupboard under, radiator.

Utility Cupboard: Plumbing for washing machine and shelving, gas boiler.

Cloakroom: White two piece suite, radiator, radiator.

Living/Dining Room: 22'4 x 19'2

Twin sash window and French doors with transom light opening to the garden, with plantation shutters and electric blind, 3 radiators.





Kitchen/Breakfast Room: 16'7 x 10'1 max.  
 Fitted with an extensive range of units, including corner carousels, worktops, twin sash window to the front. Integrated double electric oven, induction hob with extractor hood, dishwasher, wine cooler, fridge and freezer. Radiator and down lighters.

Stairs to 1<sup>st</sup> Floor Landing: Radiator, walk-in airing cupboard.

Bedroom 1: 13'8 x 10'

Twin sash windows with far reaching views: electric blinds, extensive range of fitted wardrobes, radiator.

En Suite Shower Room:

White 3-piece suite, down lighters, radiator.

Bedroom 2: 12'5 x 12'2

Twin sash window, electric blind, large wardrobe

Bedroom 3: 11'7 x 10'3

Twin sash window with electric blind: radiator.

Bedroom 4: 9'10 x 8'9

Wardrobe, radiator, twin sash window with electric blind.

Bathroom: Fitted with a 3-piece white suite, down lighters, radiator, large wall mirror.

Outside

To the front a gravel pathway leads via a gate through communal gardens to a paved area that leads to the front door.

There are two allocated parking spaces.

Garden: Facing south-east they are laid to gravel with established flowerbeds by the house there is a hedge planted along the wrought iron fencing.

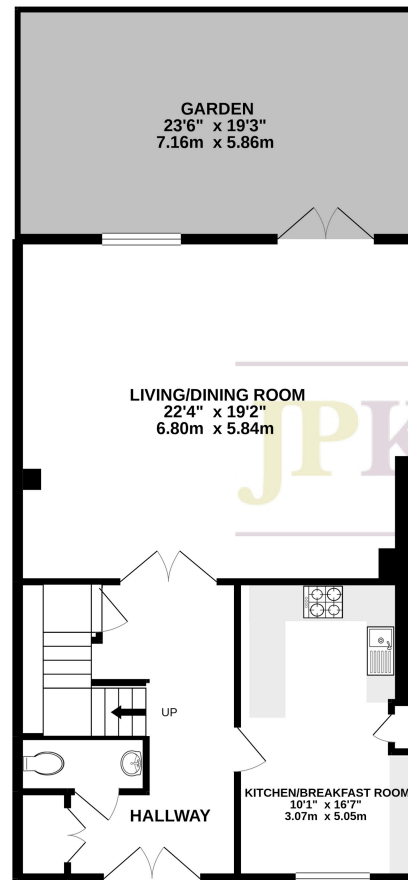


GROUND FLOOR

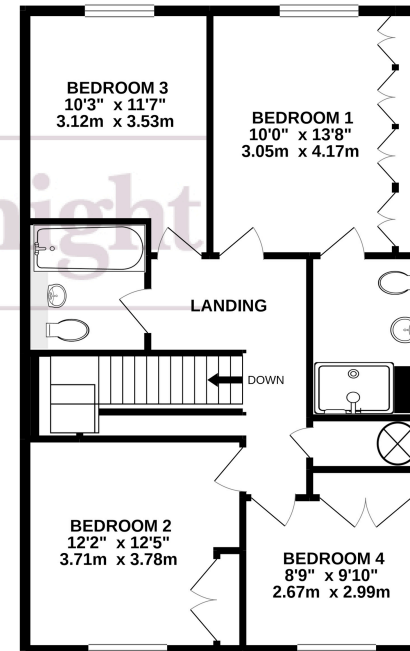
Directions:

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.



1ST FLOOR



TOTAL FLOOR AREA : 1592sq.ft. (147.9 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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