

PROPERTY AGENTS

JPKnight



Amwell Place, Cholsey OX10 9NZ



Amwell Place, Cholsey

An immaculately presented single storey residence that has been extended to create spacious open plan living accommodation.

Access via a long gravel driveway welcomes you into a secluded setting tucked away from neighbouring properties.

There are 4 bedrooms, 3 bathrooms with underfloor heating, and a modern layout including an open plan sitting/family rooms with a feature Morso eco-friendly contemporary style log burner, kitchen and dining area.

The garden is landscaped with a fenced decked area and feature inset firepit and paved area flanked with flower and shrub borders leading to a lawned area.

Beautifully finished the property benefits from gas central heating to radiators and double glazing throughout.

Tenure - Freehold

Entrance Hall: Radiator, downlighter, cloaks cupboard.

Large open plan living space separated into designated areas:

Sitting Room: 18'7 x 11'5 Double aspect with French doors to rear, downlighters. Open to:

Family Room: 13' x 12'10 Morso eco-friendly wood burner on glass hearth, beautifully light space, double aspect with full width windows on one side and French doors/side windows on the other, downlighters. Open to:

Kitchen/Dining Room: 20'5 x 11'8 Window to rear, attractive range of light wood storage units, worktops, stainless steel sink, gas hob, extractor fan, electric oven with built in microwave above, fridge/freezer and space for dishwasher, tiled floor, downlighters. Opens to dining room, radiator, downlighters.





Inner Hall with wood style flooring, window to front, door to garage, linen cupboard, fitted cupboards and wine store. Utility cupboard with space for washing machine and clothes airing space.

Bedroom 1: 15'11 (incl. dressing area) x 9'
Window to front, TV recess with surround sound wiring, radiator, downlighters.

En Suite Shower Room: White 3 piece suite, tiled walls and floor with underfloor heating, radiator, downlighters.

Bedroom 2: 14'7 x 9' Window to rear, radiator, downlighters.

En Suite Shower Room: White 3 piece suite, tiled wall and floor with underfloor heating, radiator, downlighters.

Bedroom 3: 12'4 x 11'8 Window to rear, ceiling speakers, radiator.

Bedroom 4/Study 8'7 x 6'1 Window to front, loft access with ladder, downlighters.

Family Bathroom: White 4-piece suite incl. bath and separate shower, part tiled walls with tiled floor and underfloor heating, window, radiator, downlighters.

Outside

To the front:

A long gravel drive leads down beyond adjacent houses to parking at the rear (shared by neighbouring properties). Twin brick pillars flank private drive to the front of the property, block paved with parking for several cars, paved area to front with shingle border, log store, gated side access to rear.

Garage: 14'7 x 9'5 roller door, power and door to property.

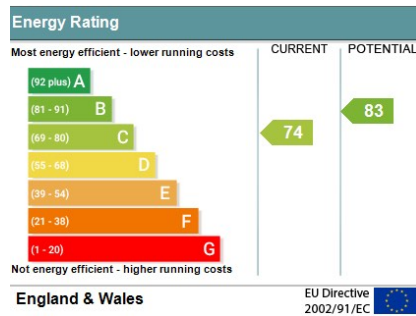
Rear Garden:

Featuring an excellent level of privacy and stylishly landscaped the garden faces west, a timber fenced decked area surrounds the property with a feature sunken firepit, space for dining area and BBQ with flower and shrub borders leading to lawned area.



Directions

Turn left from our offices into St Martins St, follow this out of town, through Winterbrook and onto the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then left again at the next roundabout into Ilges Lane. Turn first right, into Panter's Road, the first right is Amwell Place.



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

