

PROPERTY AGENTS

JPKnight



Newlands Way, Cholsey OX10 9FF



Newlands Way, Cholsey

A spacious 3 storey family home with attractive views front and rear, a secluded south facing garden and 2 parking spaces: located on this sought after development set within 100 acres of parkland running down to the river Thames. There are 4 bedrooms and 2 bathrooms, a 24' living/dining room, cloakroom and well equipped 13' kitchen. This convenient setting is within walking distance of the train station and has good access via the A329/A4074 to Reading and Oxford.

Tenure – Freehold

The property is double/triple glazed with gas central heating to radiators and a Titon air re-circulation system helping to minimise running costs.

Entrance Hall: Tiled floor, radiator, stairs to landing. Cloakroom: White suite, tiling, radiator down lighter, window.

Living/Dining Room: 24'8 x 17'11
Range of tall windows and French doors to the garden, 3 radiators, cupboard.

Kitchen: 12'10 x 8'10 Range of storage units, worktops, stainless steel sink, gas hob, extractor hood, electric oven, dishwasher, fridge & freezer. Tiled floor, window to front, gas boiler, down lighters and radiator.





Stairs to 1st Floor Landing: Radiator, airing cupboard.

Bedroom 2: 11' x 10'4 Tall window to front, wardrobe, radiator.

En Suite Shower Room: Fitted with a white 3-piece suite incl. wide shower cubicle, down lighters, tiling and radiator.

Bedroom 3: 10'5 x 8'11 Rear aspect and radiator.

Bedroom 4: 9'5 x 7'3 Radiator and rear aspect.

Bathroom: White 3-piece suite, tiling, large mirror, down lighters and radiator.

Stairs to 2nd Floor Landing: 8'2 x 7' Large eaves cupboard with Titon re-circulation system.

Bedroom 1/Family Room: 24'10 x 14'6 (max)
Tall window to the front and a velux window at the rear, over stair cupboard, 2 radiators.

Outside

The front overlooks a communal green with a number of mature trees.

Two allocated parking spaces.

Rear garden: An attractive feature it faces south, southwest and abuts established trees. The garden has a paved terrace leading to a lawn. Side path flanked by mature shrubs and timber fencing.

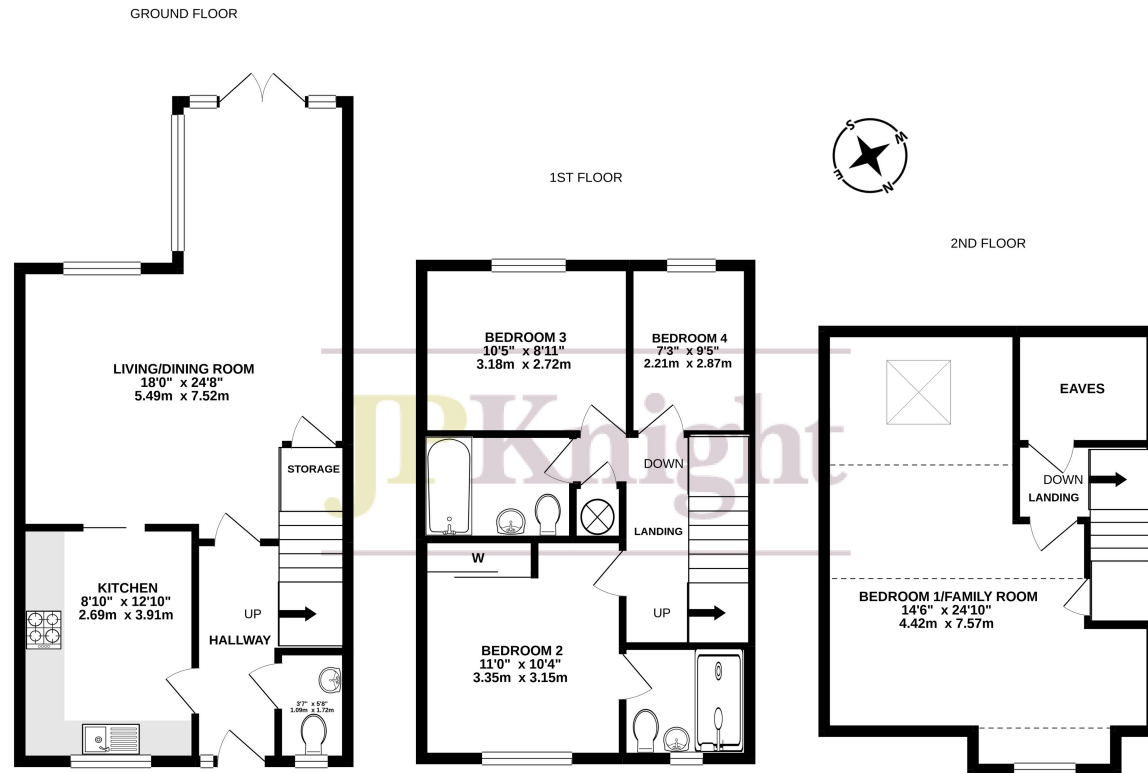


Directions;

Turn left from our offices into St Martin's Street, through the one- way system and out on the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.6 miles, then turn left into Ferry Lane. Turn first left into Newlands Way and towards the end turn right opposite Villa Close, the property faces onto the green on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 : 1367sq.ft. (127.0 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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