

PROPERTY AGENTS

**JP**Knight



Newlands Way, Cholsey OX10 9FF



### Newlands Way, Cholsey

A beautifully presented contemporary 3 storey home with a secluded south facing garden and 2 parking spaces, Set in a lovely position with views across the cricket ground in 100 acres of communal parkland running down to the Thames: the train station is within walking distance. The superb layout comprises 3 bedrooms and 3 bathrooms, a well equipped kitchen, cloakroom and 17' living/dining room with French doors to garden.

The property is triple glazed with gas central heating to radiators and a Titan air ventilation system.

### £425,000 - Freehold

Entrance Hall: Wood style floor, large cloaks cupboard, stairs and radiator.

Cloakroom: White suite, radiator and down lighters, tiling, mirror.

Living/Dining Room: 17'1 x 14'6

A bright room with a 9' ceiling featuring twin French doors flanked by windows to the garden, wood style flooring, 2 radiators and under stair cupboard.

Kitchen: 11'9 x 6'7 Front aspect, range of storage units, worktops and integrated gas hob, stainless steel back-plate, extractor hood, electric oven, dishwasher, washer/dryer, fridge and freezer. Wood style floor, down lighters, radiator and gas boiler.





Stairs to 1<sup>st</sup> Floor Landing: Radiator and airing cupboard.

Bedroom 2: 12'6" excl. wardrobe x 9'3"  
Two windows to the front, wall to wall wardrobes, radiator.

En Suite Shower Room: White 3 piece suite, tiling, large wall mirror, radiator, down lighters.

Bedroom 3: 12' excl. wardrobe x 7'9" Rear aspect, wardrobe and radiator.

Bathroom: White 3 piece suite tiling and mirror, wood style floor, window and radiator.

Stairs to 2<sup>nd</sup> Floor Landing: Eaves cupboard.

Bedroom 1: 16' x 12'2"  
Front aspect, eaves wardrobe and 2 radiators, loft access.

En Suite Shower room: White 3 piece suite, tiling, wood style floor, radiator and down lighters.

Outside

Two allocated parking spaces opposite the house. Rear Garden: A lovely feature it extends approx. 40' and faces south-west abutting mature trees at the rear. There is an area of decking leading to the lawn with paved side path to the end, shrub beds, timber fencing and gated rear access

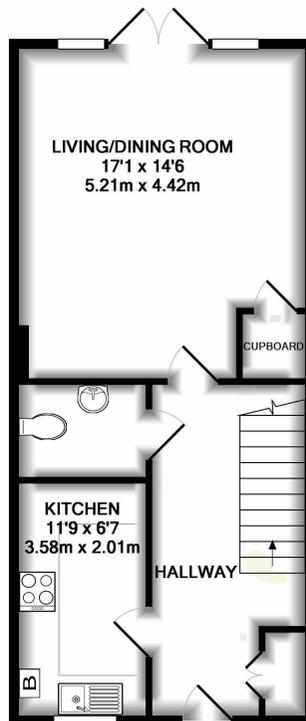


### Directions

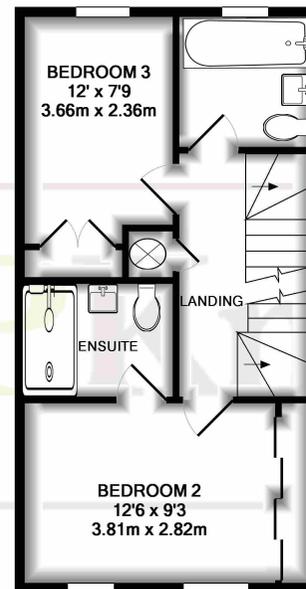
Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.6 miles, then turn left into Ferry Lane. Turn first left into Newlands Way and towards the end turn right opposite Villa Close,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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   B	84   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

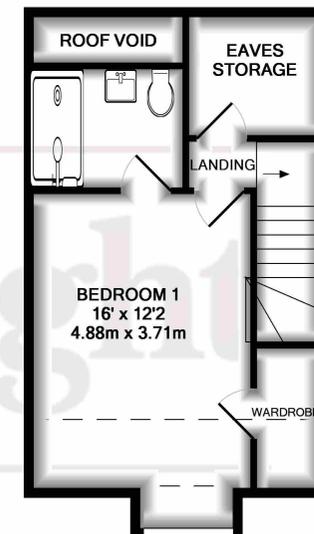
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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