

PROPERTY AGENTS

JPKnight

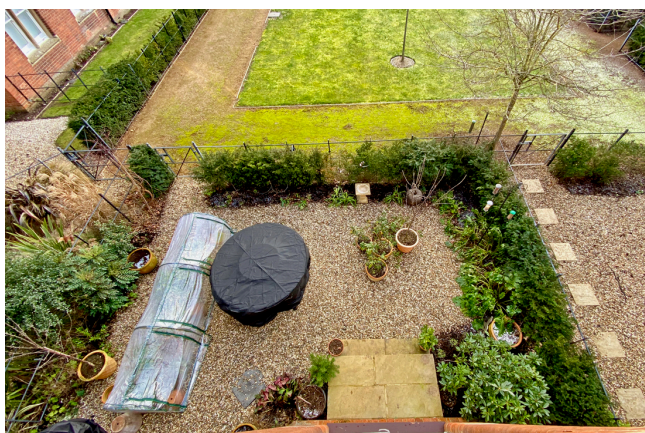


Ipsden Court, Cholsey OX10 9GD



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An immaculately presented unique four bedroom home in this luxury conversion of a former Victorian hospital that dates from 1870. Grade II listed, period detail includes 10' ceilings and tall sash windows: set in 100 acres of parkland reaching down to the banks of the River Thames and within walking distance of Cholsey train station. The property has four double bedrooms and two bathrooms. a superb 25'8 x 17' living/dining room with far reaching views of the Chiltern Hills and spacious 17' kitchen/breakfast room.



Tenure - Leasehold

The property is double glazed with gas central heating to radiators and an air circulation system to wet areas.

A communal covered corridor from the car park leads to a private inner courtyard.

Entrance Hall: 24'2 x 8'2 (max)

Glazed double doors from courtyard, radiator, two storage cupboards.

Cloakroom: White 2-piece suite, tiling, radiator.

Kitchen/Breakfast Room: 17' x 13'8

A range of contemporary storage units and worktops, integrated fridge/freezer, washing machine and dishwasher, stainless steel sink, gas boiler, downlighters, two radiators, double aspect.





Study: 9'7 x 5'9 Window to courtyard, radiator.

Living/Dining Room: 25'8 x 17' Double doors with windows flanking and further window to rear creating a bright open space with far reaching views to the cricket pitch and beyond, 3 radiators.

Stairs to Landing: Airing cupboard, radiator.

Bedroom 1: 16'6 x 12'4 Bank of sash windows, 2 radiators.

Dressing Area: Wall to wall fitted wardrobes.

En Suite Shower Room: White 3-piece suite with shower cubicle, WC and basin, tiling, downlighters.

Bedroom 2: 17'2 x 13'10, triple aspect, fitted wardrobes, 2 radiators.

Bedroom 3: 12'1 x 10'8 and 9'8 x 5'7 A characterful interconnecting space with versatile layout options, 2 radiators, 2 windows to front

Bedroom 4: 12' x 10'9 Window to rear, radiator.

Bathroom: White 3-piece suite with panelled bath and shower attachment, WC and basin, tiled walls, radiator, mirror, downlighters.

Outside

Front Inner Courtyard: Steps to gravel with mature planting and space for seating area.

Two allocated parking spaces.

Rear Garden: 24'4 x 25' Steps down to gravel area with planted borders, opening out to communal lawned area.



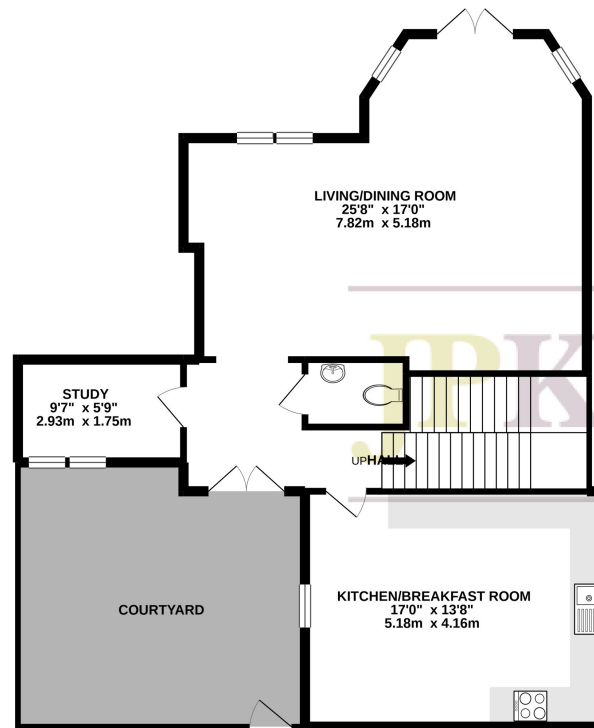
Directions

Turn left from our offices into St Martin's Street, follow this through Market Place heading south through town and out onto the Reading Road. Follow the road across the large roundabout onto the A329 and continue for 1.5 miles past the layby, then take the 2nd left into the main entrance of the old building grounds. Bear right around the roundabout and take the first left into the car park area next to the wall where there are visitors' spaces. Walk through the entrance in the wall into the lower car park and take the first set of blue double doors on the left in front of you. The property can be found on the right inside the covered corridor.

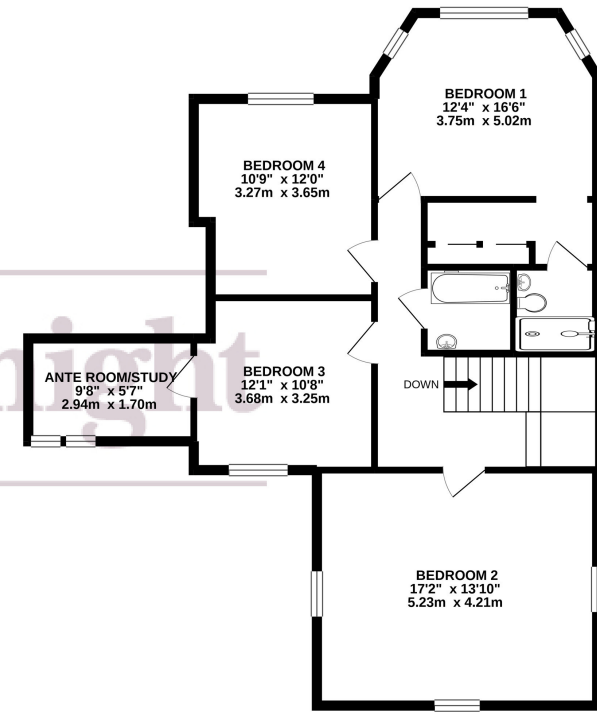
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2098sq.ft. (194.9 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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