

PROPERTY AGENTS

JPKnight



Newlands Way, Cholsey OX10 9FF



Newlands Way, Cholsey

In a fabulous setting facing out across the cricket ground, this superb family home features 4 bedrooms and 2 bathrooms along with a first floor sitting room with a balcony enjoying far reaching views, a 21' kitchen/breakfast room and cloakroom. Set on this sought after development with communal ground of 100 acres running down to the River Thames and within walking distance of Cholsey train station.

The property is double/triple glazed throughout with gas central heating to radiators and Titan air circulation system. All curtains/blinds are included.



Tenure - Freehold

Accommodation

Entrance hall: Front door with glazed sidelights, large cloaks cupboard, mirror, radiator, stairs to landing.

Cloakroom: Window to front, white 2-piece suite, tiled wall and floor, mirror.

Kitchen/Dining/Family Room 21'10 x 15'7 (max)
Contemporary range of storage units with quartz worktop, integrated fridge/freezer, washing machine and dishwasher, double electric oven, gas hob with extractor hood above, stainless steel sink unit, tiled floor to kitchen area, downlighters, 3 radiators, French doors flanked by windows to the garden, under-stair cupboard.





View to the front

Stairs to Landing: Radiator.

Sitting Room: 15'6 x 10'10 Panoramic views through French doors with glazed sidelights leading to a balcony, 2 radiators.

Balcony: 12'11 x 3'3 Featuring a glass balustrade, timber deck and fabulous views across the cricket ground.

Bedroom 2: 15'6 x 8'10 (excl. wardrobe) Two windows to the rear, radiator, fitted wardrobes.

Bathroom: Fitted with a white 3-piece suite, tiling, wall mirror, downlighters, radiator.

Stairs to 2nd Floor Landing: loft access and airing cupboard.

Bedroom 1: 13'6 x 8'10 (excl. wardrobe), Two windows to the rear, full width wardrobes, mirror, radiator.

En Suite Shower Room: White 3-piece suite, tiling, radiator, mirror, downlighters, wood style flooring.

Bedroom 3: 8'7 x 9' (excl. wardrobes) front aspect, radiator.

Bedroom 4: 9'8 x 8'6 Window to front, radiator.

Outside

To the front a path runs along the edge of the cricket pitch leading to the front door with lawn and flower border.

Two allocated parking spaces set to the rear of the house.

Rear Garden: South facing and extending to 39' in length landscaped with paved and gravel areas flanked by mature shrub borders, timber fencing, shed.

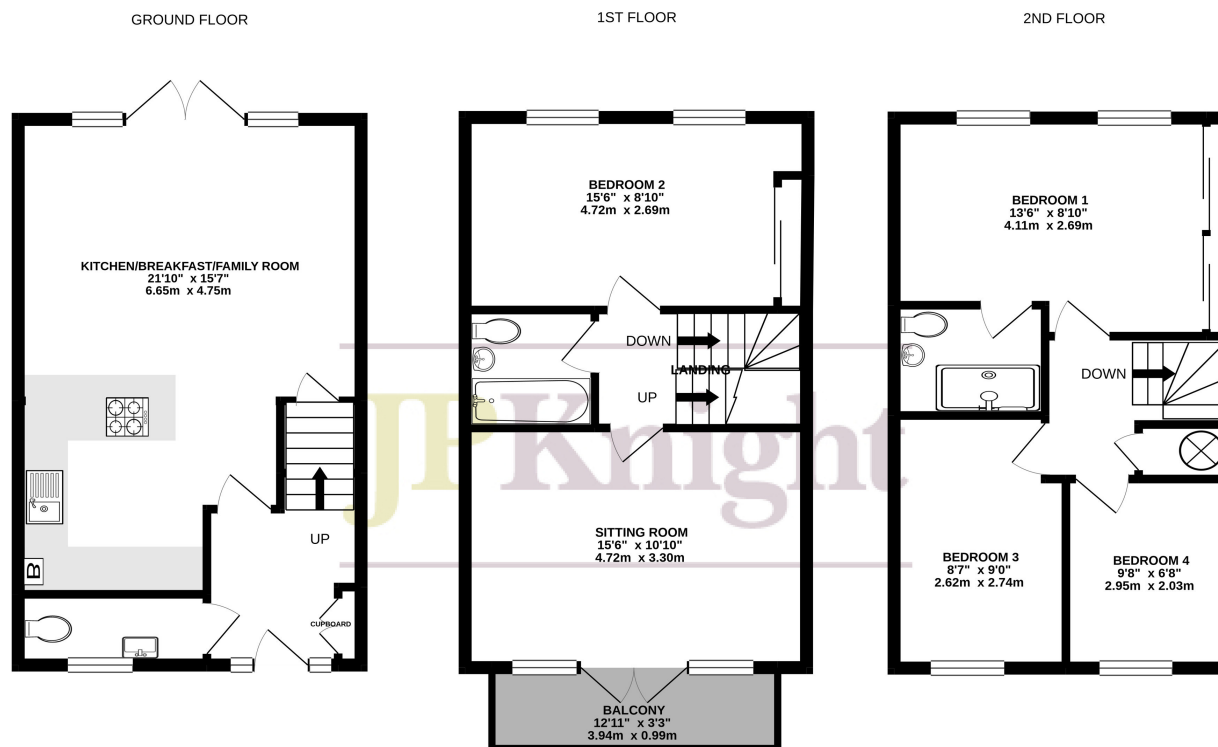


Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place heading south through town and onto the Reading Road. Follow across the large roundabout onto the A329 and continue for 1.4 miles, then after the layby take the next left into Rotherfield Road, follow this and turn right by the car park, proceed along past the cricket ground and park at the end of the road and the property is on the left facing the cricket pitch.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 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 : 1311sq.ft. (121.7 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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