

PROPERTY AGENTS

JPKnight



Pound Lane, Cholsey OX10 9NR



Pound Lane, Cholsey

A fabulous family home set in a private position in the centre of the village with a secluded garden. Attractively extended the accommodation now includes sitting room, family room, kitchen/breakfast room with adjacent utility room, hall and cloakroom as well as 4 bedrooms and 2 bathrooms. There is an L-shaped garden to the rear with stone terrace, the front garden has a wrought iron fence with parking. Both the village amenities and train station are within easy walking distance.

The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Entrance Porch with a stable door and side window to: Entrance Hall: Tiled floor, 2 radiators, stairs to landing, inner lobby with window and cloaks hanging space. Cloakroom: White 2-piece suite, radiator, tiled floor and window.

Sitting Room: 13'10 x 13'5 Picture window to the front, feature fireplace with electric flame effect fire, radiator and herringbone woodblock floor. Open way to:

Family Room: 10'6 x 9'1 Twin French doors to the garden, herringbone woodblock floor, radiator.

Kitchen/Breakfast Room: 16'3 x 9'10 French doors and separate window to the garden, attractive range of storage units, part tiled walls, worktops. Fitted gas hob, extractor hood, electric oven. Microwave recess and further appliance space, tiled floor, 2 radiators and down lighters.





Utility Room: 7'9 x 5'4 Cupboards, appliance space, tiled floor and down lighters. Door to side, under stair cupboard and gas boiler.

Stairs to Landing: Airing cupboards and loft access.

Bedroom 1: 15'5 x 7'10 Dual aspect with windows front and side, loft access and radiator.

En Suite Shower Room: White 3-piece suite including a luxury walk in shower, tiled floor window, radiator.

Bedroom 2: 13'5 x 10'5 max. Front aspect and radiator.

Bedroom 3: 10'6 x 10' View of garden and radiator.

Bedroom 4: 7'9 x 7'9 Radiator, front aspect.

Bathroom: White 3-piece suite including a tile enclosed bath with shower and screen, tiled floor, radiator, down lighters and window.

Outside

Wrought iron fence to the front with twin gates to the drive, flanked by areas of lawn, path to front door. The owners have always parked 2 cars in front of the fence.

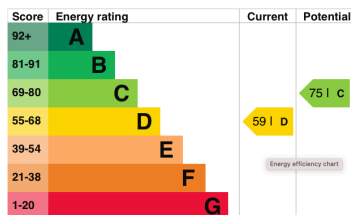
Rear Garden:

Extending 41' in width the garden offers excellent seclusion with a paved stone terrace with an adjacent area of lawn and mature shrub borders, enclosed by timber fencing.



Directions

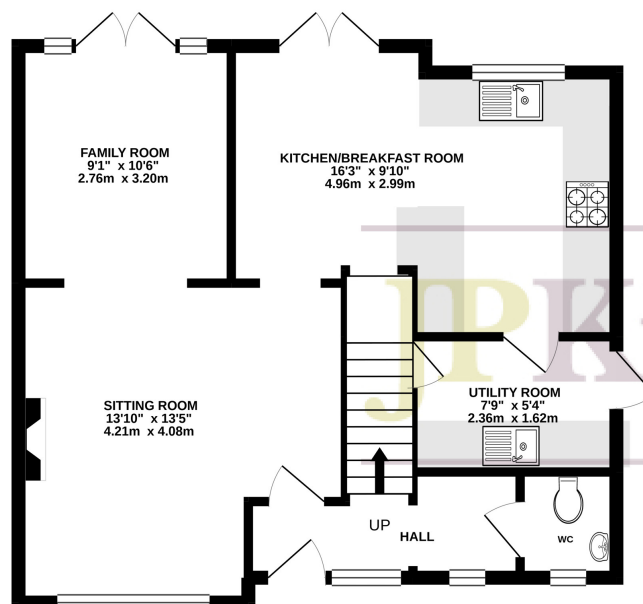
Turn left from our offices into St Martin's Street, follow through the one-way system and south out of town, at the large roundabout turn right onto the A4130, then left at the next round about on to the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then at the twin roundabouts proceed straight across and take the next left into Pound Lane, the property is on the left.



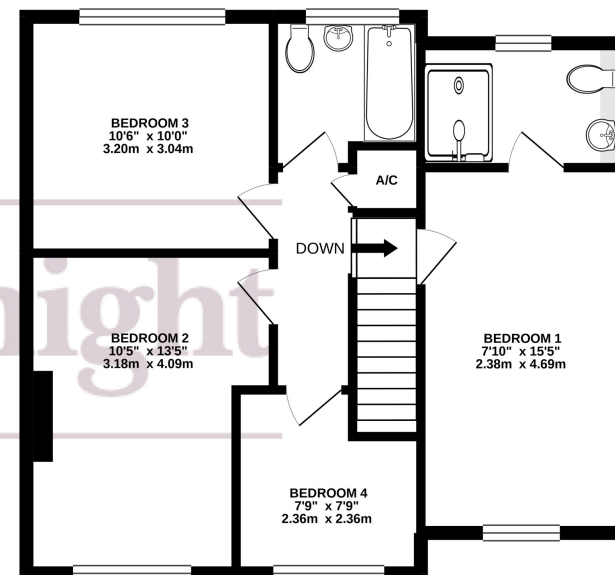
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1143sq.ft. (106.2 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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