

PROPERTY AGENTS

JPKnight



Newlands Way, Cholsey OX10 9FF



Newlands Way, Cholsey

Set in a lovely position with views over the cricket ground on this sought after Cholsey Meadows development a well presented family home arranged over 3 floors.

It features a versatile layout with 4 bedrooms and 2 bathrooms as well as a well-equipped contemporary kitchen and fabulous 24' living/dining room with French doors onto a secluded south-west facing garden.

It is ideally located within walking distance of Cholsey train station and countryside walks leading down to the banks of the River Thames.



Tenure – Freehold

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

Entrance Hall: Wood style floor, radiator, stairs to landing.

Cloakroom: White 2-piece suite, double aspect, radiator and down lighters, wood style flooring.

Kitchen: 12'11 x 8'9 Front aspect, range of storage units, wooden worktops, gas hob, with extractor hood and stainless-steel back plate, electric oven, integrated dishwasher, washing machine and fridge/freezer. Wood style floor, down lighters, radiator and gas boiler.





Living/Dining Room: 24'6 x 17'10 (max)

A bright spacious room with 9' ceilings featuring French doors flanked by windows to the garden and two feature windows to the rear, wood style flooring, 3 radiators and under stair cupboard.

1st Floor Landing: Window to side, radiator and airing cupboard.

Bedroom 1: 11' x 10'3 excl. wardrobe
Window to the front, wardrobes, radiator.

En-Suite Shower Room: White 3-piece suite including large shower cubicle, tiling, wood style flooring, radiator, downlighters.

Bedroom 2: 10'3 x 9'5' Rear aspect, radiator.

Bedroom 3: 9'6 x 7'3 Windows to rear and side, radiator.

Bathroom: White 3-piece suite, tiling, large mirror, wood style floor, radiator.

2nd Floor Landing: Eaves cupboard housing Titan air circulation unit and storage space.

Bedroom 4/Family Room: 24'10 x 14'5(max)
Juliette balcony to the front, velux to rear, storage cupboard and 2 radiators.

Outside

The property has two allocated parking spaces close by.

To the rear there is a South-West facing garden extending to approx. 45' abutting mature trees at the rear and farmland beyond. There is a paved area leading to lawn with flower/shrub and bamboo borders, timber fencing and gated rear access to the side and rear.



Directions

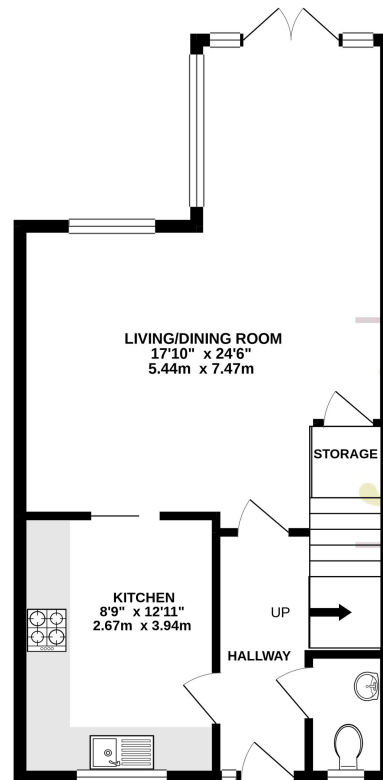
Turn left from our offices into St Martin's Street, through the one- way system and out on the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.6 miles, then turn 3rd left into Ferry Lane. Turn first left into Newlands Way and towards the end turn right opposite Villa Close, this will lead to the property.

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

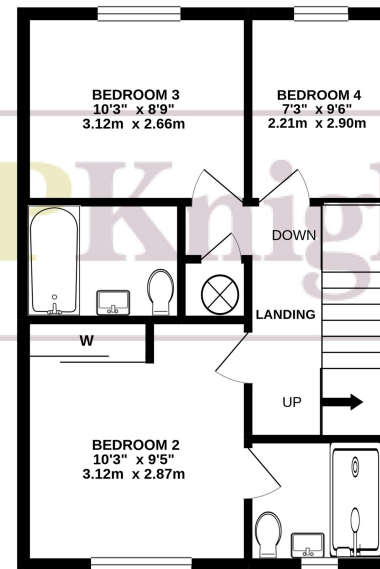
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



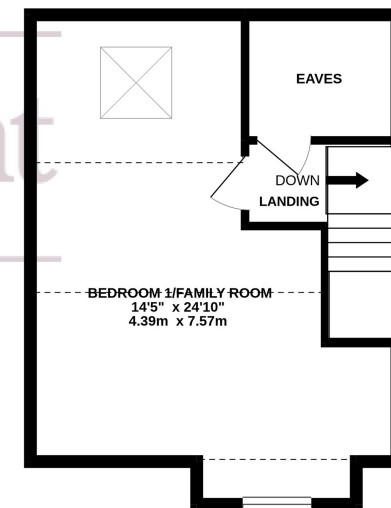
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1366sq.ft. (126.9 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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