

PROPERTY AGENTS

**JP**Knight



Ilges Lane, Cholsey OX10 9PA



## Ilges Lane, Cholsey

A delightful detached single storey property that is believed to date from the 1920s with later additions: situated in a sought after road within this lovely village it features a fabulous plot that extends to over half an acre. The light and spacious accommodation includes 4 bedrooms and 2 bathrooms, central hall, sitting room with wood burning stove, kitchen, utility and a 17'2 x 14'8 conservatory. It features extensive parking on a gated drive leading to the garage, the established gardens are laid to lawn with an orchard and offer excellent privacy.



## Tenure - Freehold

### Accommodation

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

Veranda/Porch: With beams and quarry tiled floor.  
Entrance Hall: 20' long with a wood floor, radiator and picture rail. Doors to the 4 bedrooms.

Inner Hall: 16'10 x 10'8 max. French doors to both conservatory and sitting room, radiator and walk-in cloaks cupboard.

Sitting Room: 17'6 x 11'6 Fireplace with a wood stove set on a quarry tiled hearth, wood mantel, 2 radiators, side window and sliding door to:

Conservatory: 17'2 x 14'8 French doors to the garden, wood floor, 2 radiators, casement door.





Kitchen: 10'11 x 10' Rear aspect, range of storage units with worktops, white sink, gas hob with extractor hood, double electric oven, microwave, terracotta tiled floor.  
 Utility: 7'3 x 4'11 Appliance spaces, radiator, terracotta tiled floor, door to garage.

Bedroom 1: 12' x 11'11 Front aspect, cast iron fireplace, picture rail and wardrobe.

Dressing Room: 10'8 x 8'2 Window to front, large wardrobe, radiator, loft access.

En Suite Shower Room: White 3-piece suite, tiling, window and radiator.

Bedroom 2: 11'10 x 10'8 Windows front and side, tiled fireplace with wardrobe to side, radiator and picture rail.

Bedroom 3: 12' x 11' Side aspect, wood floor, cast iron fireplace, wardrobe to side, picture rail.

Bedroom 4: 11'10 x 9'1 Side aspect, tiled fireplace with wood surround, display cupboards to side, radiator.

Bathroom: White 3-piece suite (shower above bath), window and radiator.

#### Outside

To the Front: Extensive block paved drive with twin five bar gates, front wall and side fences.

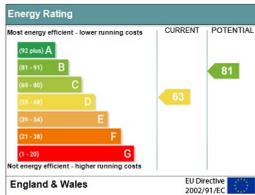
Garage: 19'10 x 9'10 Electric roller door to front and twin doors providing drive thru access to garden, gas boiler, door to property.

Rear Garden: A magnificent feature extending to approx. 400' in length the gardens are predominantly set to lawn with a feature rockery, pergola covered in climbing plants, established orchard and enclosed by timber fencing. There is a paved terrace by the property.



### Directions

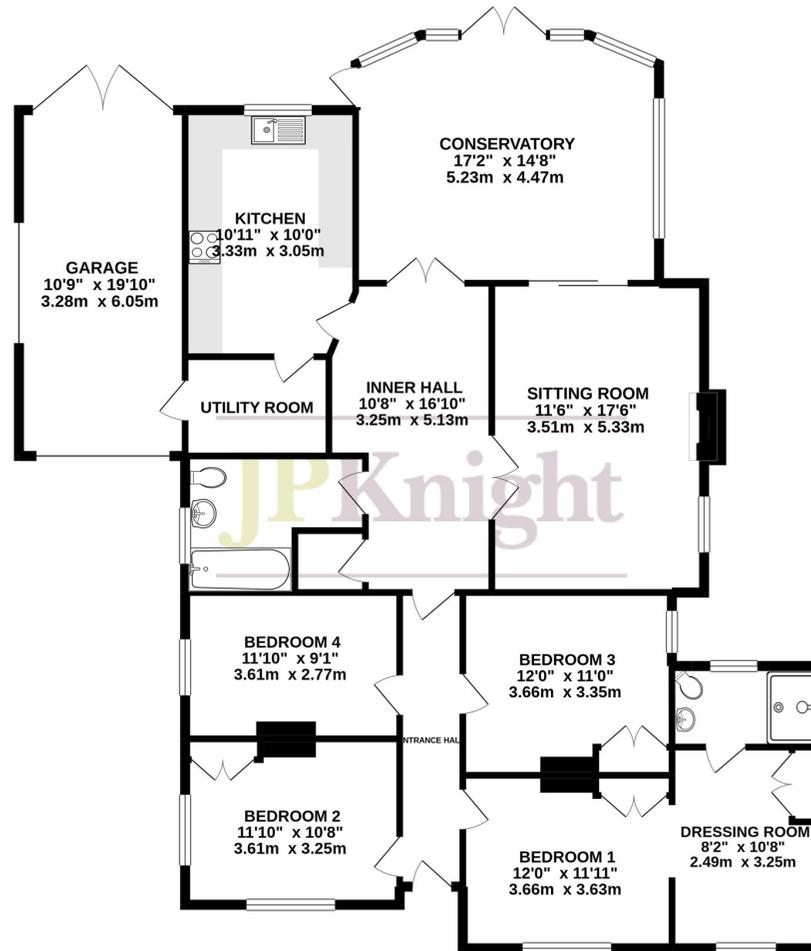
Turn left from our offices into St Martin's Street, follow this through the Market Place and St Leonard's Square and out on the Reading Road. At the roundabout turn right onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then left at the twin roundabouts in the village centre into Ilges Lane. The property is towards the end 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



TOTAL FLOOR AREA : 1432sq.ft. (133.0 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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