

PROPERTY AGENTS

JPKnight



Fairfield, Cholsey OX10 9QA



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Set on a superb corner plot this family home is tucked away in the corner of a quiet cul-de-sac within walking distance of the village amenities and train station. The property offers 3 bedrooms and a bathroom to the first floor, downstairs there is a kitchen/breakfast room, sitting room and a light and spacious entrance lobby and hall. Outside it has a long driveway with parking for several cars leading to a detached garage. The secluded garden extends to the side and rear with lawns, flower and shrub borders and fruit trees.

Tenure - Freehold

Accommodation

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

Entrance Hall: Porch with glazed front door flanked with windows, storage space under stairs, radiator.

Kitchen/Breakfast Room: 17'6 x 92 (max) Window with sliding door to rear, range of storage units with worktop, stainless steel sink unit, gas cooker, space for white goods.

Sitting Room: 14'1 x 11'11 Window to front, radiator, feature fireplace with gas fire and back boiler.





Stairs: Loft access, stairs to landing.

Bedroom 1: 14'7 x 9'2 Window to front, fitted wardrobes, radiator.

Bedroom 2: 9'6 x 8'9 Window to rear, radiator.

Bedroom 3: 8'10 x 7'11 Window to front, radiator.

Shower Room: Window, walk-in shower, WC and wash basin, part tiled walls, radiator.

Outside

To the front there is a long drive leading to a detached garage.

Garage: 18'11 x 10'4 Twin doors, light and power.

Rear Garden: 65' x 58' A beautiful L shaped garden with a large lawned area, shrub and flower borders, apple trees, paved terrace with timber fencing and side access to the front.

Directions

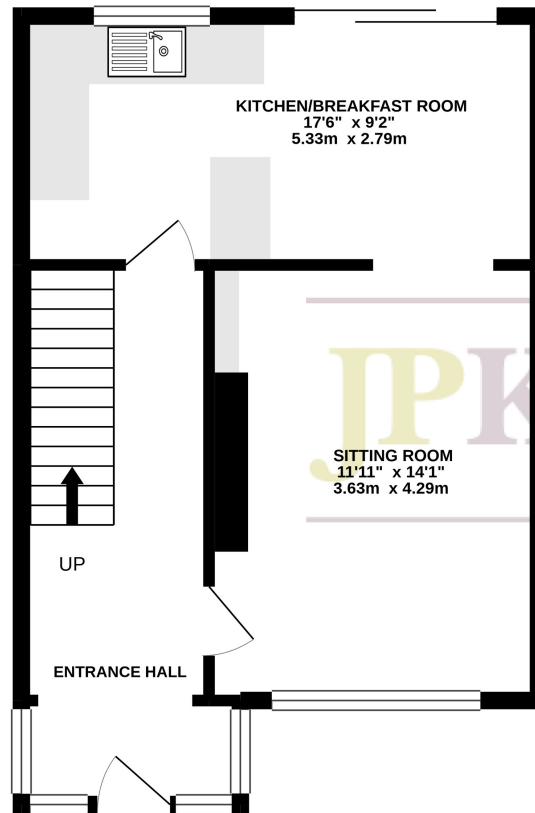
Turn left from our offices into St Martin's St, follow this through the Market Place and into Reading Road, to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station. Turn right into Sandy Lane, then right again into Fairfield and the property can be found at the bottom on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

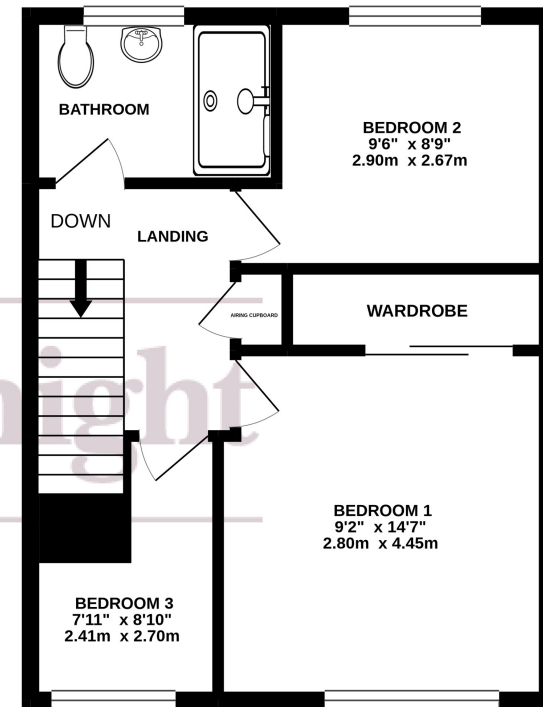
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 850sq.ft. (79.0 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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