

PROPERTY AGENTS

JPKnight



Weedon Court, Cholsey OX10 9RD



Weedon Close, Cholsey

A stunning 4 bedroom family home tucked away on a small private development of homes arranged around a central green within easy walking distance of both the train station and the shops in the village centre.

The house has a hallway, cloakroom, a sitting room with fireplace, family room and superb 27' kitchen-breakfast room. Upstairs, along with 4 bedrooms it has an en suite shower room and a brand new luxury 4-piece bathroom. There is ample driveway parking and, to the rear, a lovely secluded 42' west facing garden.

Tenure - Freehold

Accommodation

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

Entrance Hall: Wood floor, window, radiator and staircase.

Cloakroom: White 2-piece suite, wood floor and radiator.

Sitting Room: 17'1 x 10'7 Walk-in bay window to the front, fireplace with stone surround and Jetmaster grate, 2 radiators and cornice.

Family Room: 10' x 8' Set off the kitchen with bi-fold doors to the garden. Side window, wood floor, down lighters and radiator.





Kitchen/Breakfast Room: 27'1 x 12'1 A superb space with 12'5 wide bi-fold doors to the garden, wood floor and down lighters. The kitchen has a range of units with worktops including a breakfast bar, induction hob, extractor hood, twin electric ovens, dishwasher and fridge.

Stairs to Landing.

Bedroom 1: 17'8 x 8'5 View across the green, radiator.

En Suite Shower Room: White 3-piece suite, tiled floor, radiator, down lighters and 2 velux windows. Bedroom 2: 14'10 x 9'1 Two windows to the rear, wardrobe and airing cupboard, 2 radiators.

Bedroom 3: 10'1 x 8'9 Front aspect, radiator.

Bedroom 4: 8'3 x 6'11 Front aspect, wardrobe and radiator.

Bathroom: Just refitted with a 4-piece suite including shower cubicle and bath, tiling, window and down lighters.

Outside

To the Front: Gravel driveway with shrub borders.

Store: 8'6 x 8'6 Roller door, gas boiler, light and power and door to the house.

Rear Garden: A lovely feature it offers an excellent degree of seclusion and feature a full width slate terrace leading to an area of lawn bordered by well stocked shrub and plant beds. Enclosed by timber fencing with a side gate the garden extends to 42' in length and faces west.



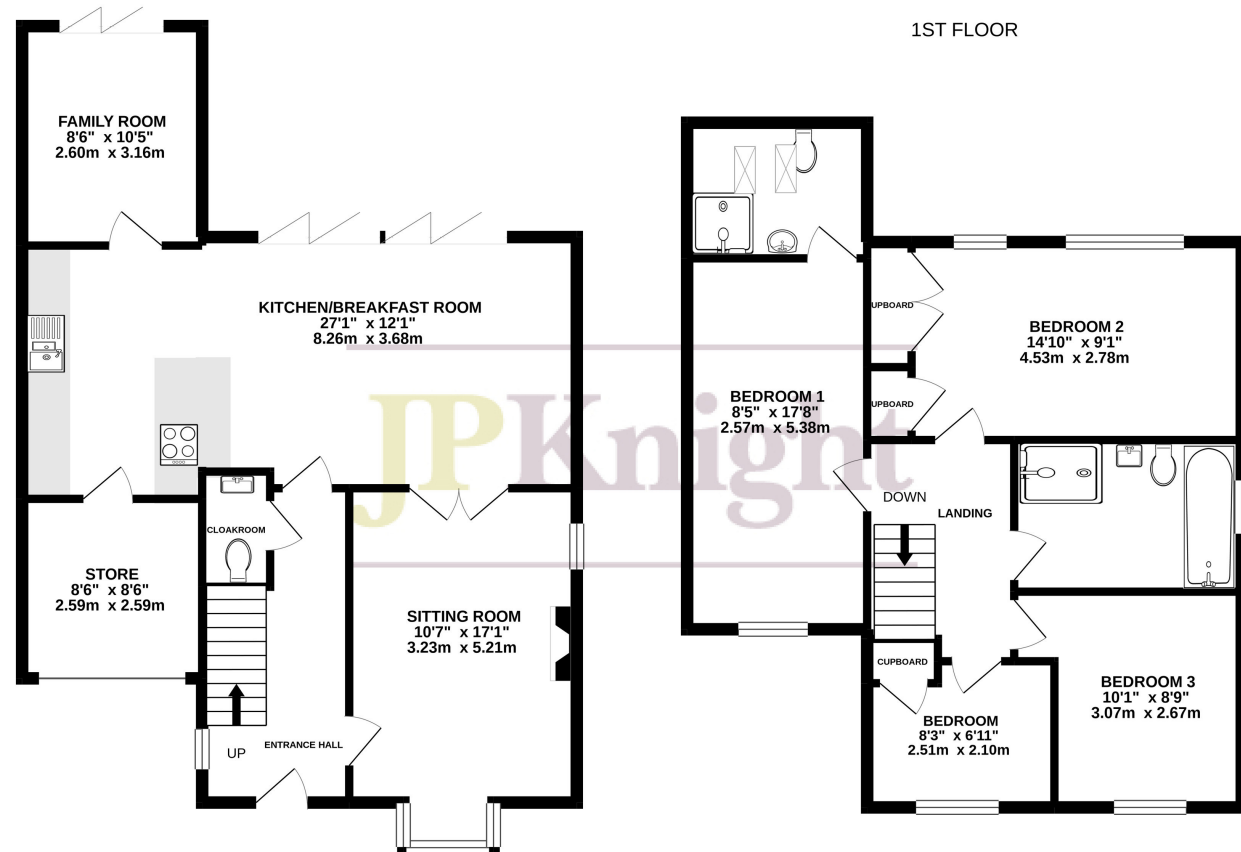
GROUND FLOOR

Directions

From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, Weedon Close is the 2nd on the right, follow the close round to the left, the property will be found straight ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	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 : 1420 sq.ft. (131.9 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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