

PROPERTY AGENTS

**JP**Knight



Sandy Lane, Cholsey OX10 9PY





## Sandy Lane, Cholsey

A superbly extended and refurbished family home set in a quiet residential area close to the centre of this sought after village. The stylish accommodation comprises 4 bedrooms, 2 bathrooms, a 22' sitting room and fabulous 23' x 20' kitchen/breakfast/family room with adjacent utility room. To the rear is a beautifully planted 60' secluded, south facing garden with a studio and delightful terrace. It is just moments from the shops and train station.

### Accommodation

The property has gas central heating to radiators and is double glazed.



## Tenure - Freehold

Entrance Hall: Side window, cloaks cupboard, radiator, herringbone woodblock floor and staircase with cupboards under.

Sitting Room: 21'10 x 13' max. Picture window to the front, 2 radiators, down lighters.

Kitchen/Breakfast/Family Room: 23'6 x 20'7 Bi-fold doors open to the garden, additional window, skylight and 2 velux windows flood it with natural light. Range of storage units with wood/silestone worktops including a central island with breakfast bar. Gas hob, extractor hood, double electric oven, dishwasher, fridge/freezer and sink unit. 2 radiators and herringbone woodblock floor.

Utility Room: 17' x 7'11 Cupboards and worktops, sink, appliance spaces, doors to the garden and front storage area.







Shower Room: White 3-piece suite, tiled floor, window, down lighters and radiator.

Stairs to Landing:  
Side window, loft access, airing cupboard.

Bedroom 1: 11'8 x 11'7 Front aspect, radiator and wardrobe.

Bedroom 2: 12'3 x 8'8 Rear aspect, radiator.

Bedroom 3: 10' x 9' Wood style floor, rear aspect, radiator

Bedroom 4: 8'10 x 7'5 Front aspect and radiator.

Bathroom: Fitted with a white 3-piece suite including shower above the bath, tiling, window, down lighters, tiled and heated floor.

Outside

To the Front: The property has a block paved drive with parking for several vehicles, wall to the front and raised flower borders.

Carport: To side of house with electric charging point. Twin gates lead to a covered storage area, door to the utility room.

Rear Garden: A lovely feature it extends to 60' and faces south. Beautifully landscaped with a central lawn and established borders there is a path to a raised rear terrace by the studio and has timber fencing.

Store: 7'10 x 3'5 At rear of utility room opening to garden.

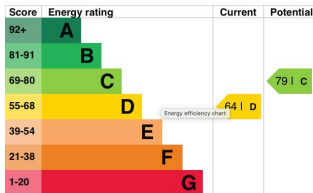
Studio: 13'2 x 9'7 (variable) 2 sets of French doors open to the terrace, light/power, electric heater.

Rear Store: 9'7 x 8' approx. (Off studio)



### Directions

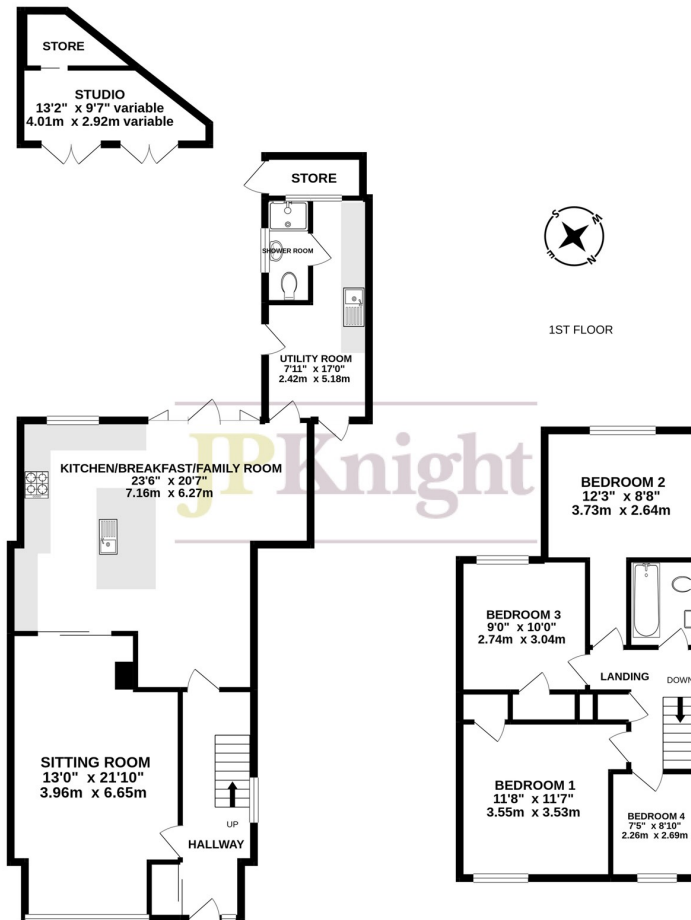
Turn left from our offices into St Martin's St, follow this through the Market Place and into Reading Road, to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. The next right is Sandy Lane.



**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 : 1559 sq.ft. (144.8 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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