

PROPERTY AGENTS

JPKnight



Ilges Lane, Cholsey OX10 9NX



Ilges Lane, Cholsey

A charming village home situated close to the village centre in this sought after road: it has driveway parking and a fabulous 60' secluded rear garden. The property has 3 bedrooms and a stylish bathroom, sitting room with log stove, cloakroom and a superb 18' x 15' kitchen/breakfast room with bi-fold doors to the garden. This great location is within walking distance of the village shops and the train station.

Accommodation

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



Tenure - Freehold

Entrance Hall:

Wood floor, stairs to landing and side window.

Sitting Room: 14'11 x 9'

Featuring a brick fireplace with 'Clearview' log stove on a slate hearth. Cupboards and shelves flank the chimneybreast. Window to the front, wood floor and radiator.

Kitchen/Breakfast Room: 17'11 x 15' max.

Triple aspect with bi-fold doors to the garden, windows front and side. Range of storage units with wood worktops, Stoves range cooker, extractor hood, dishwasher, further appliance spaces, 2 radiators. Wood floor, down lighters, under stair cupboard. Gas boiler.





Cloakroom:
Fitted with a white 2-piece suite, tiled floor, radiator and window.

Stairs to Landing: Window to rear, linen cupboard, loft access.

Bedroom 1: 10'11 x 10'6
Front aspect, fitted wardrobes, radiator.

Bedroom 2: 11'7 x 9'5
Front aspect, radiator, over-stair wardrobe.

Bedroom 3: 11'5 max. x 8'1
Window to side and velux to rear, radiator.

Bathroom: White 3-piece suite, limestone tiling, 2 velux windows, radiator.

Outside
To the Front: The property has a block paved drive with shrub border beds and steps to the front door.

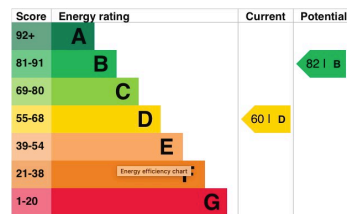
Rear Garden: A delightful feature it extends to 60' in length and has a full width paved terrace, extensive area of lawn with planted borders and an area of gravel to the rear. Timber fencing with side gate to the front.

Timber Garden Shed: 12'7 x 9'5 Light/power.



Directions

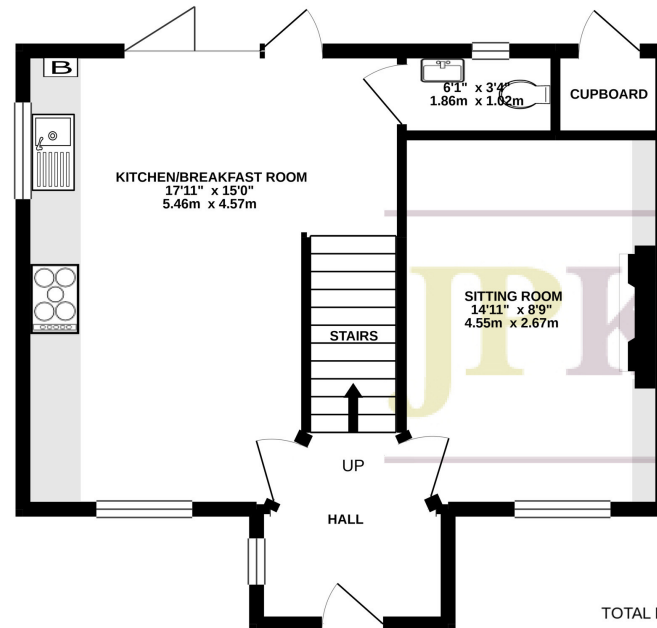
Turn left from our offices into St Martin's Street, follow this through the Market Place and St Leonard's Square and out on the Reading Road. At the roundabout turn right onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then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



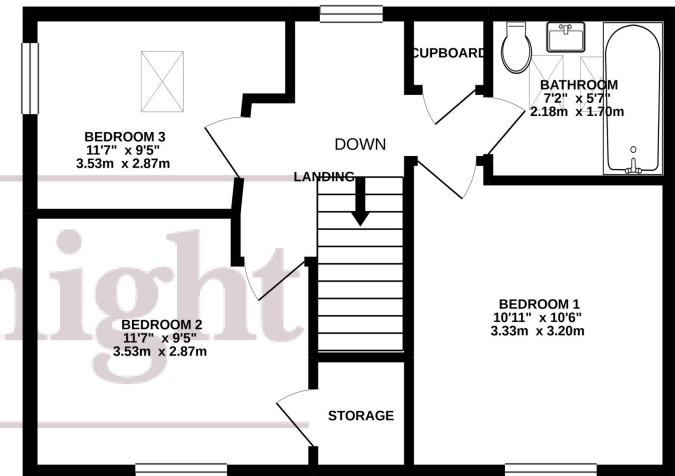
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 893sq.ft. (83.0 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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