

PROPERTY AGENTS

**JP**Knight



Ilges Lane, Cholsey OX10 9NX





## Ilges Lane, Cholsey

A delightful cottage believed to date from 1910 and situated in a quiet location in the village centre just moments from local shops and amenities and close to the train station. Beautifully presented throughout it has 2 bedrooms and bathroom to the 1<sup>st</sup> floor: downstairs a hallway, sitting room, and a stylish open plan kitchen-breakfast-family room, utility and shower room. It features a fabulous 78' garden offering excellent seclusion with a log cabin set at the end.

The property has gas central heating to radiators and some double glazing.



## Tenure - Freehold

Entrance porch with quarry tiled floor, part glazed front door.

Entrance Hall: Radiator and stairs to landing.

Sitting Room: 11'4 x 11'2 Fireplace with tiled hearth: cupboards and shelves to side of chimneybreast, sash window to the front and radiator.

Kitchen/Breakfast/Family Room: 20'9 x 16'9 A superb open plan space with a wood style floor, brick fireplace with Esse log stove on a tiled hearth. Shelves and cupboards flank the chimneybreast. The kitchen has a range of storage units with marble worktops, a Stoves range cooker, extractor hood, fridge and dishwasher. The family room has exposed brickwork, glass roof: French doors and window to garden 2 radiators and heated floor.







Inner Lobby: Double cupboard with plumbing for water softener.

Utility Room: 6'2 x 4'1 Velux window, gas boiler, storage cupboards, wood style heated floor, radiator and space for washing machine.

Shower Room: Attractive white 3-piece suite, heated wood style floor with some wall tiling, chrome radiator, double glazed window, down lighters and extractor fan.

Stairs to Landing: Loft access with folding ladder to:

Loft Room: 16'9 in length with 2 velux windows, light and power and 5'8 apex height.

Bedroom 1: 16'7 x 11'7 Two windows to the front, feature cast iron fireplace with wardrobe to the side and radiator.

Bedroom 2: 11'5 x 8'9 Window to the rear, cast iron fireplace and radiator.

Bathroom: 8' x 7'4 Fitted with a white 3-piece suite, there is partial tiling, window and radiator.

#### Outside

The front garden is enclosed with a timber gate and brick pathway to the door and across the front, bordered by flowerbeds.

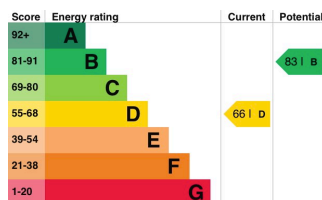
Rear Garden: A lovely feature, it extends approximately 78' in length and is very private. A tiered terrace leads up to the lawn. This runs the full length of the garden with banks of shrubs and plants. Timber side fencing and side access. Log Cabin/Studio: 16'8 x 8'9 Double glazed with French doors and windows to an area of decking to the front, light and power.



# GROUND FLOOR

## 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.

