

PROPERTY AGENTS

**JP**Knight



Caps Lane, Cholsey OX10 9HF





## Caps Lane, Cholsey

A delightful country cottage believed to date from the 1700s with later additions. It benefits a fabulous rural location with stunning views across the open farmland that surrounds it. Approached via its own long drive it has a garage, the grounds extend to just under half an acre and feature established plants and shrubs and total privacy. The cottage itself has 3 bedrooms and bathroom to the 1<sup>st</sup> floor, downstairs a further bedroom, bathroom and reception hall with sitting room, dining room and kitchen/breakfast room.



## Tenure - Freehold

### Accommodation

The property is double glazed throughout with electric storage heaters.

Entrance Hall/Study: 13'2 x 12'2 (L-shaped)  
Window to side, wood beams and quarry tiled floor, electric storage heater.

Sitting Room: 13'3 x 12' French doors to front and window to side, Inglenook fireplace with timber mantel, brick hearth and metal hood, wood block flooring, electric storage heater.

Family Room: 11'7 x 9'11 Window to front and side, wood block flooring, wall timbers, electric storage heater.

Dining Room: 14' x 8'6 French door to front and window to side, wood block flooring, storage cupboard, electric storage heater.







Kitchen/Breakfast Room: 13'9 x 12'4 Window and stable door to rear, window to side, range of storage units and worktop, stainless steel sink unit, cooker recess, space for fridge freezer and washing machine, electric storage heater, under stair storage cupboard, larder.

Bathroom: Double aspect, white 3-piece suite, tiling, wall timbers, electric storage heater, airing cupboard.

Inner hall and stairs to landing: Velux window to rear and window to side, electric storage heater, wood flooring, loft access.

Bedroom 1: 13'7 x 11'10 (incl. wardrobes) Windows to front and side, wardrobe.

Bedroom 2: 14'1 x 11'7 (L-shaped) Windows to front and side

Bedroom 3: 14' x 7'2 Windows to rear and side, two eaves cupboards and wardrobe.

Bathroom: Window, 3-piece suite, tiling.

#### Outside

The property is approached via its own drive leading from Caps Lane.

A stunning setting, the gardens surround the property and are mainly laid to lawn interspersed with trees and shrubs and benefitting from far reaching views across the surrounding farmland with a winding path from the gate to the cottage.

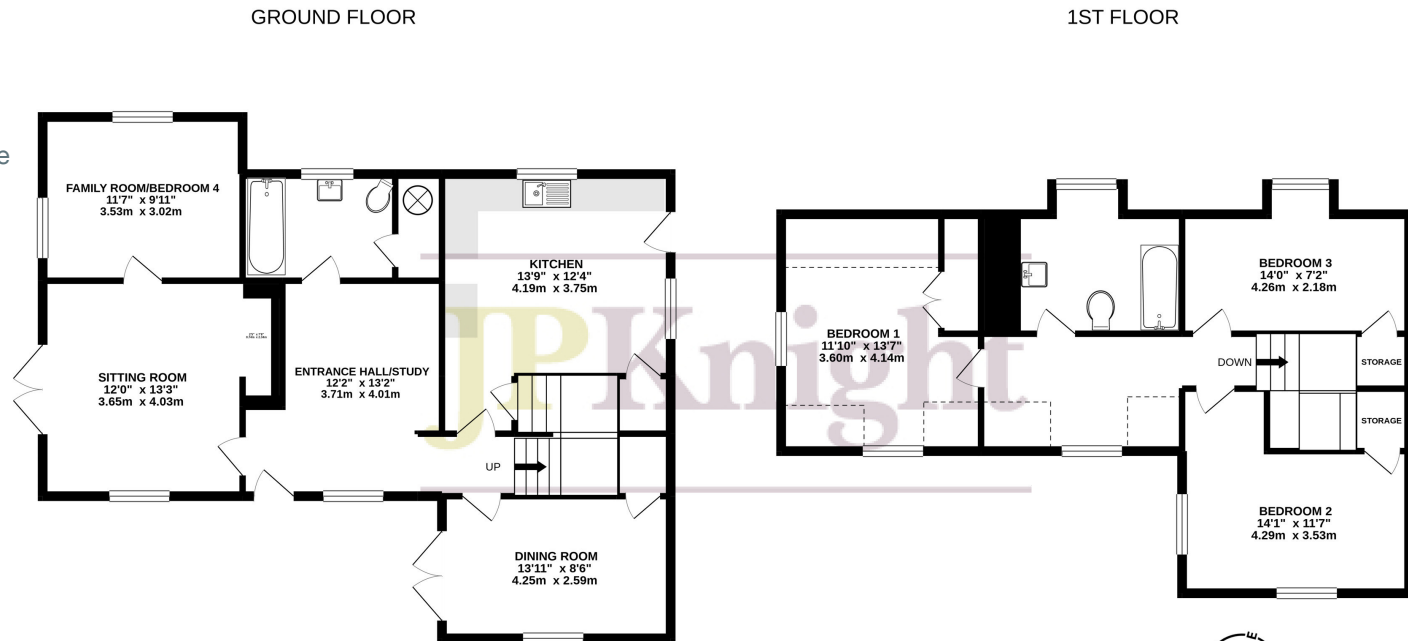
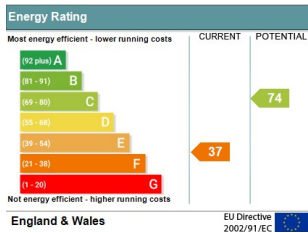
A 5-bar gate leads to:

Detached Garage: with an up and over door.



**Directions:**

Leave Wallingford via St Marys Street, it becomes the Reading Road, follow the road across the roundabout onto the A329 and continue for about 1 mile then turn right into Caps Lane, continue through a couple of bends, past a group of properties, look for the driveway on your right, turn right into the track and the property can be found at the end.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 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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