

PROPERTY AGENTS

JPKnight



Schuster Close, Cholsey, OX10 9GY



Schuster Close, Cholsey

An immaculately presented contemporary and stylish four bedroom home set on the edge of the sought after Cholsey Meadows development with far-reaching views across the Chiltern Hills.

The accommodation is arranged over three floors and is well suited to family life, but also readily reconfigures for home working.

The River Thames is a short, quiet walk via Ferry Lane and Cholsey Station (Reading, London and Oxford) is also within walking distance.

The bright, spacious and flexible living accommodation comprises a large open plan living/dining room with high ceilings and a full-height glazed garden room section opening to a south-east facing garden. A modern well-appointed kitchen opens into the living space via a large glazed pocket door. There are three bedrooms, two bathrooms, and a large master bedroom on the second floor.



Tenure - Freehold

The property has a mix of double/triple glazing throughout, gas central heating to radiators and a Titan Air Circulation system.

Entrance Hall: mirror, radiator, stairs to landing.

Cloakroom: window to front, white two-piece suite, radiator and downlighters.

Living/Dining Room: 18'10 x 23' (L shaped) A bright spacious room with full width/height windows and French doors opening to the garden, a further window to the rear, two radiators, wood style flooring, understairs cupboard.

Kitchen: 12'10 x 8'10 Front aspect and fitted with an attractive range of storage units and worktops, gas hob, stainless steel backplate, extractor hood, electric oven, integrated fridge/freezer, dishwasher and space for washing machine, pocket door, downlighters and boiler.



Stairs to 1st Floor Landing:
Radiator, airing cupboard.

Bedroom 2: 11'0 x 10'4
Front aspect, radiator.

En-suite Shower Room:
Frosted window to front, white two-piece suite,
fitted with a wide shower cubicle, tiling, down
lighters, radiator.

Bedroom 2: 10'4 x 8'11 Tall window to the rear,
radiator.

Bedroom 3: 9'7 x 7'2 Rear aspect and radiator.

Bathroom: White three-piece suite, mirror, tiling,
radiator and downlighters.

Stairs to 2nd Floor Landing:

Eaves Cupboard: Titon air circulation unit, light.

Bedroom 1/Family Room: 24'2 x 18' (max, scaled
ceilings) A spacious versatile room with a Velux
window to the rear and window to the front, fitted
wardrobe, two radiators, storage recess.

Outside
Two allocated parking spaces directly to the front.

Rear Garden: A paved terrace and steps leading
to an area of lawn, enclosed by timber fencing
with side gate access to the front, shed, and far-
reaching views across to the Chiltern Hills.

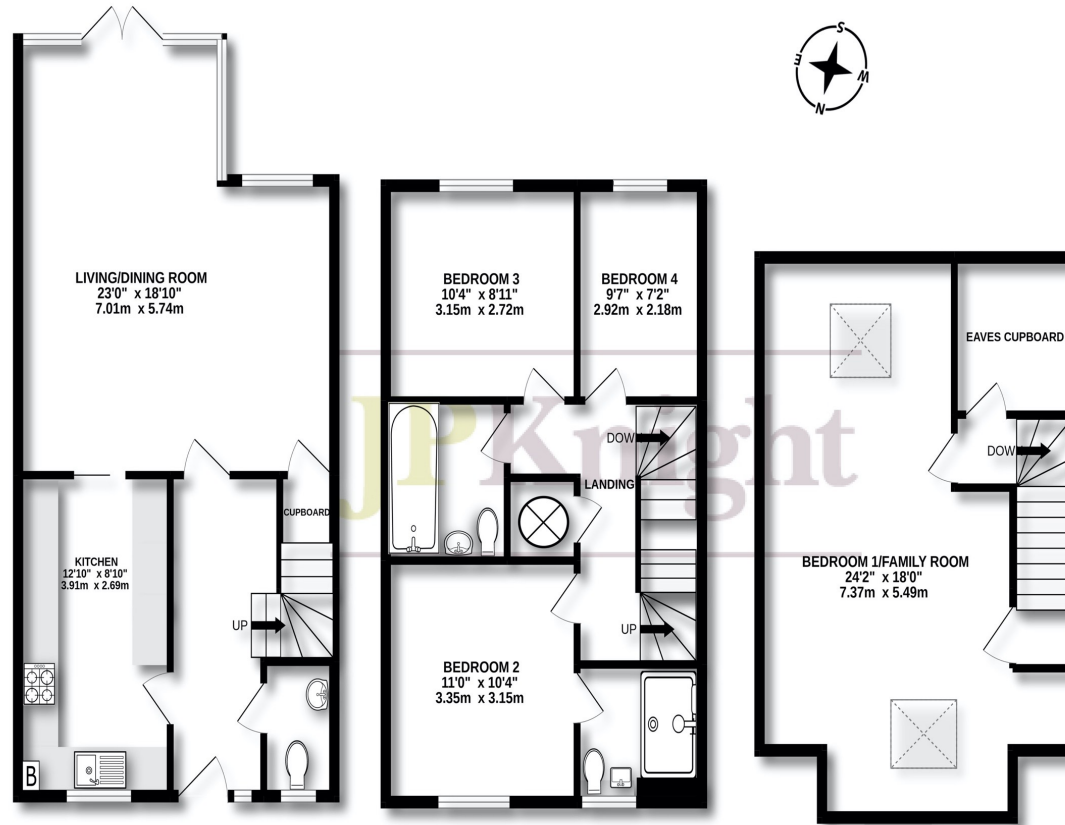


Directions:

Turn left from our offices into St Martin's Street, through the Market Place and out onto the Reading Road, follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then take the third entrance on the left into Ferry Lane and take the second right into Schuster Close, the property is the second on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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 : 1459sq.ft. (135.5 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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