

PROPERTY AGENTS

JPKnight



Honey Lane, Cholsey OX10 9NL



Honey Lane, Cholsey

This desirable property is situated in the heart of this sought after village moments from the amenities in the centre and a short walk to the train station. On the ground floor it features 4 bedrooms and 2 bathrooms, a 24' kitchen/breakfast room, 15' dining room and 18' sitting room: stairs lead to a landing and child's bedroom/study. There is driveway parking and a right of way down to its detached double garage with private garden beyond along with 2 terraces linked by a pathway flanking the property.

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

Tenure - Freehold

Accommodation

Enclosed Entrance Porch: 7'11 x 5'8 Brick floor, timber ceiling, door to:

Hallway: Running the length of the property, 23'5 to the bedrooms at the front and another 17' to the living area, 2 cupboards, 2 radiators.

Sitting Room: 18'8 x 12'1 Triple aspect with windows flanking the room and French doors to the rear, central brick fireplace with raised tiled hearth and coal effect gas fire. 2 radiators.

Dining Room: 14'10 x 8'5 Side aspect, radiator, opens to sitting room.

Kitchen/Breakfast Room: 23'8 x 11'2 max. French doors open to the garden, range of storage units, worktops, stainless steel sink, gas hob, extractor hood, double electric oven, appliance spaces, radiator, down lighters, airing cupboard and gas boiler.





Bedroom 1: 13'1 x 12'9 incl. wardrobes. Double aspect, radiator, wardrobes.

Bedroom 2: 11'6 x 10'1 (excl. wardrobes) Side aspect, radiator, wardrobes.

Bedroom 3: 16'5 x 8'2 Bright double aspect room, radiator.

Bedroom 4: 12'7 x 7'7 Wardrobes, radiator and side aspect.

Bathroom: Fitted with a white 3-piece suite incl. a P-bath with shower unit and screen, window, tiling and radiator.

Shower Room: White 3-piece suite, electric heater.

Stairs to 1st Floor Landing: Ceiling 6' at ridge, window to side, range of eaves cupboards, radiator.

Child's Bedroom/Study: 11'6 x 10' Window to rear, velux window, radiator, 6' max ceiling height.

Outside

There is a gravel drive to the side of the property with a gate through to a paved side terrace. This has raised timber flowerbeds and hedging. A paved path leads from this across the rear of the property to a further terrace behind the kitchen. Steps lead up to an area of gravel with established shrub borders.

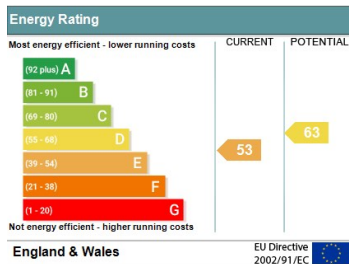
Detached Double Garage: 18'9 x 18'5 Electric door, window and door to garden at rear.

Rear garden: Secluded, extending to 32' it is laid to lawn with a paved terrace, timber fencing and hedging.



Directions

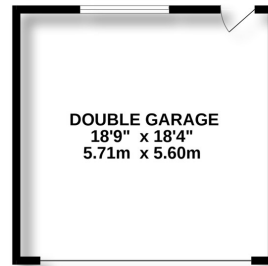
Turn left from our offices into St Martin's Street, follow this through town and out on the Reading Road to the roundabout. Turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then proceed straight through the twin roundabouts into Honey Lane, the property is shortly on the left.



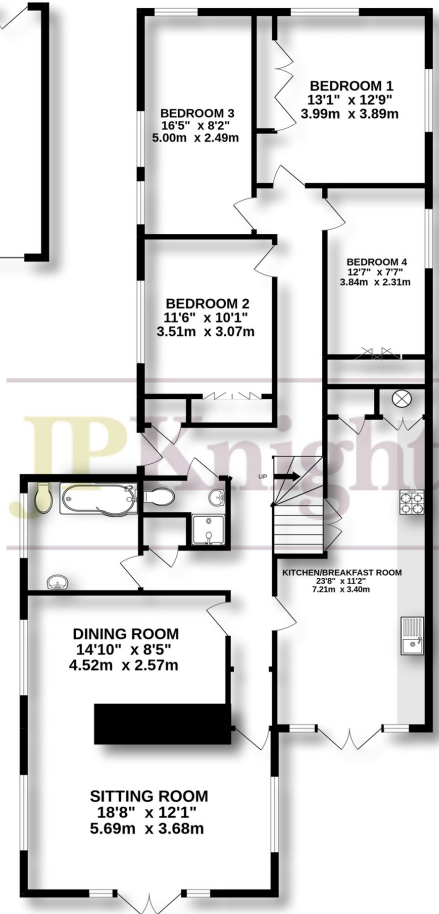
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



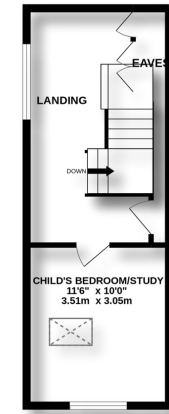
GARAGE, NOT SHOWN IN ACTUAL LOCATION



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2119sq.ft. (196.9 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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