

PROPERTY AGENTS

JPKnight



Queens Road, Cholsey OX10 9QP



Queens Road, Cholsey

A beautifully presented family home, both extended and refurbished by the current owner, its flexible layout has a stylish open plan kitchen/living room, 3-4 bedrooms and ½ reception rooms and study along with 2 new bathrooms.

Set in a quiet residential area it features a large, cobbled drive to the front, garage with covered side passage and a fabulous and mature 70' south, southwest facing garden.

Set in this sought after village both local shops and the train station are within walking distance.



Tenure - Freehold

Accommodation

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

Entrance Area: Wood floor, radiator, open way to:

Kitchen/Breakfast/Sitting Room: 15'4 x 16'2 max. Attractive kitchen with range of units and Silestone worktops and breakfast bar, white sink, integrated gas hob, extractor hood, dishwasher, double electric oven/microwave, fridge and freezer. Wide window to the rear, wood floor, down lighters. The sitting room comprises French doors to the garden, fireplace with log stove on slate hearth with wood mantel. Staircase and radiator.

Dining/Family Room: 10'11 x 9'2 Front aspect, wood floor and radiator.





Bedroom 4: 11'11 x 11'9 Front aspect, fitted wardrobes, radiator, wood floor.

Inner Lobby/Utility: Cupboards and space for washing machine, door to:

Bathroom: Fitted with a white 3-piece suite, tiled walls and floor, wall mirror, window, radiator.

Stairs to Landing.

Bedroom 1: 11'11 x 9'9 Attractive view of the garden, radiator.

Bedroom 2: 12'8 x 8'8 View of garden, radiator.

Study/Bedroom 3: 16'11 x 8' Taken at floor level, restricted ceiling height, velux window, radiator.

Shower Room: Attractive 3-piece white suite incl. walk-in shower cubicle, tiling, radiator, down lighters and window.

Outside

To the Front: The property is set back from the road and features a large cobbled drive with a side lawn and shrub border.

Garage: 16'5 x 8'3 Up/over door, power, internal partition and side door to passage.

Covered Side Passage: 22'6 x 4'5 Doors to front, garden, kitchen and garage. Storage space.

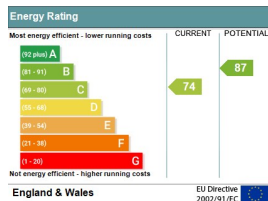
Rear Garden: A superb feature it extends to approx. 70' and faces south, southwest. There is an area of decking leading to the central lawn with deep established plant and shrub borders, it offers a good level of seclusion.

Greenhouse and Garden Shed.



Directions:

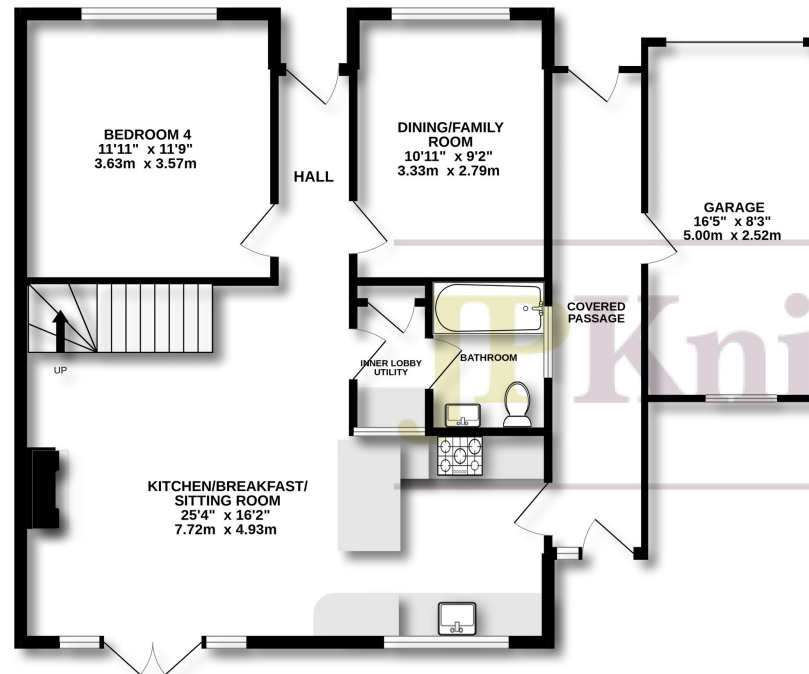
Head south out of Wallingford on the Reading Road, follow this to the roundabout and turn right at the roundabout onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, at the twin roundabouts turn left by Tesco into Ilges Lane. Take the first right into Panter's Road, this becomes Queens Road.



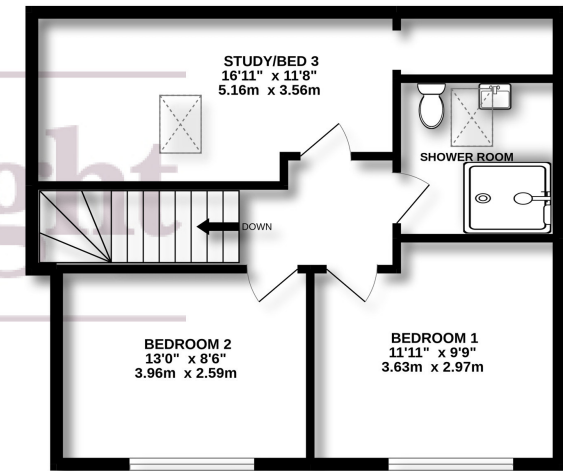
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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