

PROPERTY AGENTS

JPKnight



Reading Road, Cholsey OX10 9HG



Reading Road, Cholsey

On the market for the 1st time in 35 years a wonderful opportunity to acquire this fabulous property with private grounds of 2 acres including 200' of river frontage. The main house has a flexible 3-4 bedroom configuration with delightful entertaining space and views of the grounds, in addition there is a stylish 1200' annex. The approach is concealed by established hedges with a sweeping 330' drive leading up to the house and double garage: the annex faces down the front garden whilst the main house features spectacular views down to the river.

In a convenient semi-rural location it is set just 1½ miles south of Wallingford and the adjacent village of Cholsey has both amenities and a train station. There is oil-fired central heating, radiators in the main house and underfloor heating in the annex.



Tenure - Freehold

Accommodation – Main House

Entrance Hall: 16'10 wide with wood floor, staircase with cupboard under, down lighters, open way to:

Sitting Room: 20' x 14'11 Two sets of French doors to the garden and window to the front, wood floor, fireplace with metal surround and slate hearth, radiator, bi-fold doors to the conservatory.

Conservatory: 21'5 x 14'8 Set on a brick plinth with glass roof and slate floor, integrated planters, 3 sets of French doors to the grounds, radiators.

Library: 15'7 into bay x 12'11 Attractive bay overlooking the grounds, flanked with bookshelves and cupboards, wood floor, 2 radiators.

Kitchen/Dining room: 11'11 x 11'11 and 10'6 x 8'8 Fitted with a range of units including breakfast bar, granite worktops, stainless steel sink, twin ovens induction hob, extractor hood, 2 radiators casement door to gardens.

Utility: Door to front, down lighters, appliance spaces, oil fired boiler.

Family Room/Guest Suite 13'1 x 10'10 Wide area of glazing, door to side, velux window and radiator.

En Suite Shower Room: Fitted with white 3-piece suite, tiling, side window, down lighters, scaled ceiling.





Stairs to Landing: Two windows to the front, linen cupboard, radiator.
 Bedroom 1: 20'1 (incl.w/rs) x 16'7 max. Deep, mirrored eaves wardrobes, radiator, side window and 2 Velux windows to rear.
 En Suite Shower: Tiled cubicle, twin hand basins in tiled worktop, door to separate WC, cupboard.
 Bedroom 2: 19'5 x 12'7 max. Side window, velux window to rear, eaves wardrobes with mirrored doors, radiator, handbasin in tiled worktop.
 Bedroom 3: 15' x 9'7 Two windows to rear, wardrobes, worktop with handbasin, loft access.
 Bathroom: Lovely view across grounds, white 3-piece suite including a P-bath with shower unit and screen, tiling.
 Annex
 Entrance Hall: 17'8 x 7' Wood floor, doors to both bedroom suites open way to:
 Living Room/Kitchen: 32'7 x 14'1 A superb open plan area with wood floors, 2 sets of bi-fold doors to a private courtyard, side window. Vaulted ceiling and down lighters.
 The kitchen has a range of storage units including an island with breakfast bar, wood worktops, twin ovens, induction hob, extractor hood, microwave, fridge/freezer and dishwasher. Rear lobby with door to garage and courtyard
 Utility: 8' x 6'5 Cupboards, worktop, appliance spaces, window.
 Cloakroom: White 2-piece suite, down lighters.

Bedroom 1: 12'7 x 12'4 Bi-fold doors out to the gardens, wood floor, wardrobes.
 En Suite Shower/Wet Room: Side window, tiled walls and floor with twin hand basins, shower cubicle, low level wc, radiator.
 Bedroom 2: 12'7 x 12'4 Bi-folds to the front, wardrobes, wood floor.
 En Suite Shower/Wet Room: Fully tiled with hand basins, low level wc, shower cubicle, down lighters, radiator and window.

The Grounds

To the Front: A five bar gate opens to a long shingle drive sweeping down to the house bordered by established hedges. There is a large turning/parking area to the front of the house.

Double Garage: 22'2 x 22'2 Twin electric doors, door to annex.

Annex Garden

The annex features full width timber decking leading to a large lawn enclosed by a mature hedge and a line of trees. To the front there is a secluded courtyard garden with a raised deck and brick herringbone path flanked by geometric box hedging linking through to the main terrace.

Main Gardens: A paved terrace surrounds the main house with a stone balustrade leading out to the parklike grounds. Featuring an excellent degree of privacy the grounds are set to lawn and interspersed with established trees and shrubs. Treehouse. A ranch style fence with gates leads down to the river and mooring.



Directions: Turn left from our office into St Martin's Street, follow through the market place into St Mary's Street and head south out of town on the Reading Road. Continue straight across the main roundabout staying on the Reading Road, the property is on the left after ½ a mile.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

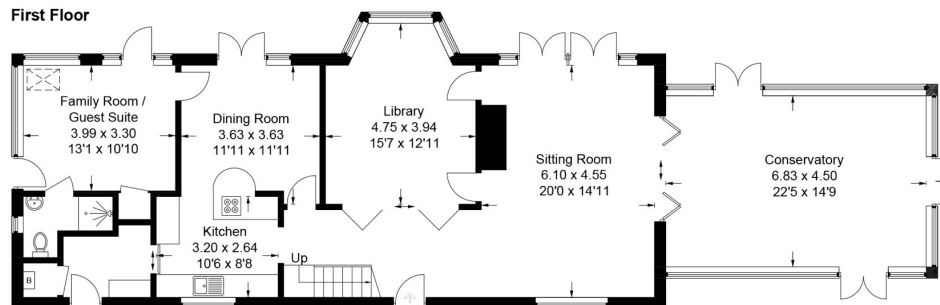
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Approximate Gross Internal Area
 Ground Floor = 137.6 sq m / 1,481 sq ft
 First Floor = 84.3 sq m / 907 sq ft
 Annex = 154.8 sq m / 1,666 sq ft
 (Including Garage)
 Total = 376.7 sq m / 4,054 sq ft



First Floor



Ground Floor



Annex

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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