

PROPERTY AGENTS

**JP**Knight



Wallingford Road, Cholsey OX10 9LG



## Wallingford Road, Cholsey

A magnificent period home set just to the north of this sought after village and featuring private and established gardens of just under quarter of an acre including a large studio and heated swimming pool.

Upstairs the house has four bedrooms and two bathrooms whilst the ground floor features a fabulous 32' drawing room with 2 fireplaces, 25' kitchen/breakfast room, a 21' conservatory, as well as garden room, store, utility and shower room.

There are delightful gardens offering a wealth of mature shrubs and plants, with central lawn and vegetable area: there is extensive parking on the driveway.

The property has gas central heating to radiators, is mostly double glazed and has 2 arrays of photovoltaic cells.



## Tenure - Freehold

Entrance Hall: Window to front, quarry tiled floor.

Shower Room: White three-piece suite, tiling, wood style floor, window to front, radiator.

Drawing Room: 32' x 14'2" A magnificent room with two fireplaces one a brick inglenook with wood bressummer and fitted log stove, the other a brick fireplace with a terracotta hearth and a gas coal effect stove. Wood and tile floor, two radiators, down lighters. French doors and windows to the conservatory.

Lobby: Window to front, tile floor and radiator.

Storeroom: 11'8" x 5'9" max. Front aspect, tiled floor.

Utility room: 8'11" x 6'2" Window to front, gas boiler, cupboards and worktops, Belfast sink, radiator, appliance spaces.

Kitchen/Breakfast Room: 24'8" x 12'7" max. A superb triple aspect room with windows to front, rear and side, it is fitted with an extensive range of storage units, wood worktops and stainless steel sink. Rayburn range (gas), induction hob, electric oven, dishwasher and further appliance spaces. Quarry tiled floor, two radiators, down lighters.





Conservatory: 21'6 x 9'6 Timber framed with French doors to the garden, glass roof, radiator and painted brickwork.

Garden Room: 9'6 x 9'6 Wood frame surround glazed doors to garden and glass roof.

Stairs to Landing: Two windows to the front, radiator, down lighters and cupboard.

Bedroom 1: 12'6 x 9'4 Rear aspect, radiator, loft access.

En Suite Shower Room: Fitted with a white three-piece suite including a wide shower cubicle and vanity basin, downlighters, radiator, window. (Bed.1 & shower room are set off an inner landing).

Bedroom 2: 12' x 8'1 Rear aspect, fitted wardrobes, radiator.

Bedroom 3: 11' x 7'11, Rear aspect, fitted wardrobes and radiator.

Bedroom 4: 7'11 x 5'9 Front aspect and radiator.

Bathroom: Window to front, white four-piece suite including bath and a tiled shower cubicle, tiling and radiator.

Outside

Front Garden: Block paved/gravel driveway with brick path to the front door with an extensive parking area and wrought iron fence to the front boundary. Established trees and shrubs. Timber log/bin store.

Studio/Work Room: 17'7 x 16'9 (previously the garage) Tiled floor, light and power, oil fired radiators. Triple aspect with doors to front and garden.

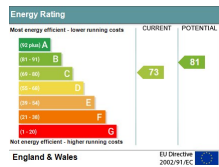
Rear Garden: A fabulous feature enjoying excellent privacy a paved terrace with raised beds filled with mature shrubs and fruit trees has steps to a further terrace with a pergola. There is a central lawn with flower borders and fruit trees, two 5-bar gates link it to the drive. Vegetable garden with raised beds lead to a storage area at the far end.

Swimming Pool: Heated swimming pool with a paved surround enclosed by trellis fencing and screened by mature shrubs. There is an air source heat pump and filtration plant.

Timber Summerhouse: 11'5 x 11'7 Double aspect with doors to a covered porch.



Directions: Turn left from our offices into St Martin's Street, follow this through the Market Place and then continue through St Leonard's Square, it becomes the Reading Road. Continue to the main roundabout turn right, then at the next roundabout left into Wallingford Road. The property is on the left after approximately 1.1 miles just before the turn to Cross 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.



TOTAL FLOOR AREA : 1938sq.ft. (180.0 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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