

PROPERTY AGENTS

JPKnight



Honey Lane, Cholsey OX10 9NJ



Honey Lane, Cholsey

An imposing detached family home offering accommodation of 2300sqft sitting in a plot of just under half an acre with a secluded west facing garden.

The versatile layout benefits three reception rooms, a large kitchen/breakfast room with doors to the garden, cloakroom, ground floor bedroom, utility and shower room which could be reconfigured to offer a self-contained annexe.

On the first floor there are four further bedrooms (the principal room has an ensuite and walk-in wardrobe) and family bathroom.

The rear garden has a large established lawn interspersed with mature trees, shrubs and large decked terrace. The gated driveway to the front has parking for several cars and a double garage.

It is ideally located close to the village centre and Cholsey train station with direct access to London Paddington in 50 minutes.



Tenure - Freehold

The property has gas central heating to radiators throughout.
Accommodation

Entrance Hall: Wood floor, radiator, under-stair storage recess, stairs to landing.

Living Room: 17'11 x 13'0 Double aspect, open fireplace with slate hearth, surround and wooden mantel, two radiators, feature cornice, two radiators.
Family Room/Study: 13'0 x 12'0 Window to front, open fire with brick hearth, surround and wooden mantel.

Kitchen/Dining Room: 15'8 x 15'1 French doors to garden, window to side and two Velux windows, wooden range of storage units with granite worktop, double oven, gas hob with extractor hood above, space for dishwasher and fridge/freezer, downlighters.
Cloakroom: Window to rear, white two-piece suite, appliance space, radiator.

Sitting Room: 15' x 16'6 (max L-shaped) French doors and window to garden, wood floor, two radiators.





Bedroom 3: 12'0 x 9'1 Double aspect, fireplace with brick surround/hearth and wooden mantel, radiator.
 Utility: Door and window to front, worktop with appliance space under, radiator.
 Shower Room: Window to front, white three-piece suite including walk-in shower, tiling, downlighters, radiator.

Stairs to landing: Window to front, radiator, loft access.

Bedroom 1: 12'11 x 12'0 Window to front, radiator, walk-in wardrobe.

Ensuite Shower Room: Window to front and side, white three-piece suite, tiling, radiator.

Bedroom 2: 13'0 x 12'1 Window to front, fitted wardrobe, radiator.

Bedroom 4: 8'11 x 11'11 Window to side, fitted wardrobe, radiator.

Bedroom 5: 15'10 x 8'6 Double aspect, radiator.

Bathroom: Two windows to rear and Velux, white four-piece suite, chrome radiator, downlighters.

Outside

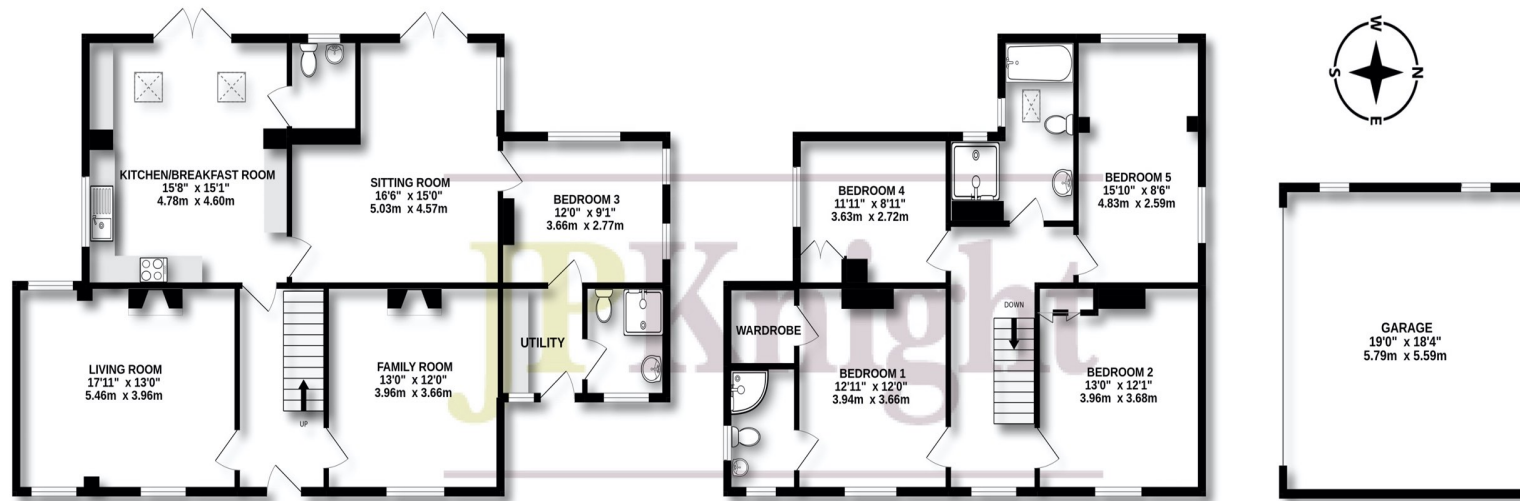
The west facing rear garden has a full width raised decked terrace leading to an extensive established lawn interspersed with mature trees and shrubs. It is flanked with well stocked borders, a hedge and timber boundary, two storage sheds and pond.

There is a brick wall and gated entrance to the front leading to a gravel driveway bordered with a dry-stone wall flanked with mature shrubs/hedges and trees.

There is a lawn across the front of the property with gravel pathway to the front door and gated access to the rear.

Garage: 19'0 x 18'4 Up and over door, power and light.





TOTAL FLOOR AREA : 2236 sq.ft. (207.7 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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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.



Score	Energy rating	Current
92+	A	
81-91	B	
69-80	C	
55-68	D	61 D
39-54	E	
21-38	F	
1-20	G	

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 at the top on the right.