

PROPERTY AGENTS

JPKnight



Rotherfield Road, Cholsey, OX10 9FN



Rotherfield Road,Cholsey

Set on this highly regarded development with 100 acres of parkland leading down to the River Thames, is this immaculately presented family home arranged over three floors: it has two parking spaces to the front and an enclosed landscaped garden to the rear. Beautifully appointed throughout, accommodation comprises four bedrooms, bathroom, shower room, sitting room with a south facing balcony, a 27'4 kitchen/breakfast/family room that opens directly to the garden and utility room.



Tenure - Freehold

The property has gas central heating to radiators, triple glazing throughout and a Titen heat recovery ventilation system.

Accommodation

Entrance Hall: Karndean flooring, cloaks cupboard (boiler), radiator, stairs to landing.

Open Plan Living Space (Kitchen/Family/Dining): 27'4 x 15'5 Double doors and glazed sidelights to garden, range of white gloss storage units and stone work surfaces and breakfast bar, stainless steel sink unit, integrated dishwasher, electric oven, gas hob and extractor hood above, downlighters, two radiators, under-stair storage cupboard.

Utility Room: Window to front, appliance space for washing machine and tumble dryer, handwash basin, downlighters, tiling, Karndean flooring.





Stairs to landing: radiator stairs to 2nd floor.

Living Room: 15'5 x 9'5 Full width sliding doors with glazed sidelights to balcony with tiled base and glass and metal balustrade, two radiators.

Bedroom 2: 13'5 x 8'10 (excl. wardrobes) Two full height windows to rear, radiator, wall of fitted wardrobes.

Ensuite Shower Room (Jack and Jill): White three-piece suite including large double shower, feature tiling, wood style flooring, radiator, downlighters.

Stairs to 2nd floor: Loft access, airing cupboard with water storage system.

Bedroom 1: 15'7 x 9'8 Two full height windows to rear, radiator.

Ensuite Shower Room (Jack and Jill): White three-piece suite including bath and shower above, tiling, wood style flooring, radiator, downlighters.

Bedroom 3: 10'9 x 8'7 Full height window to front, radiator.

Bedroom 4: 9'4 x 6'6 (max) Full height window to front, radiator.

Outside

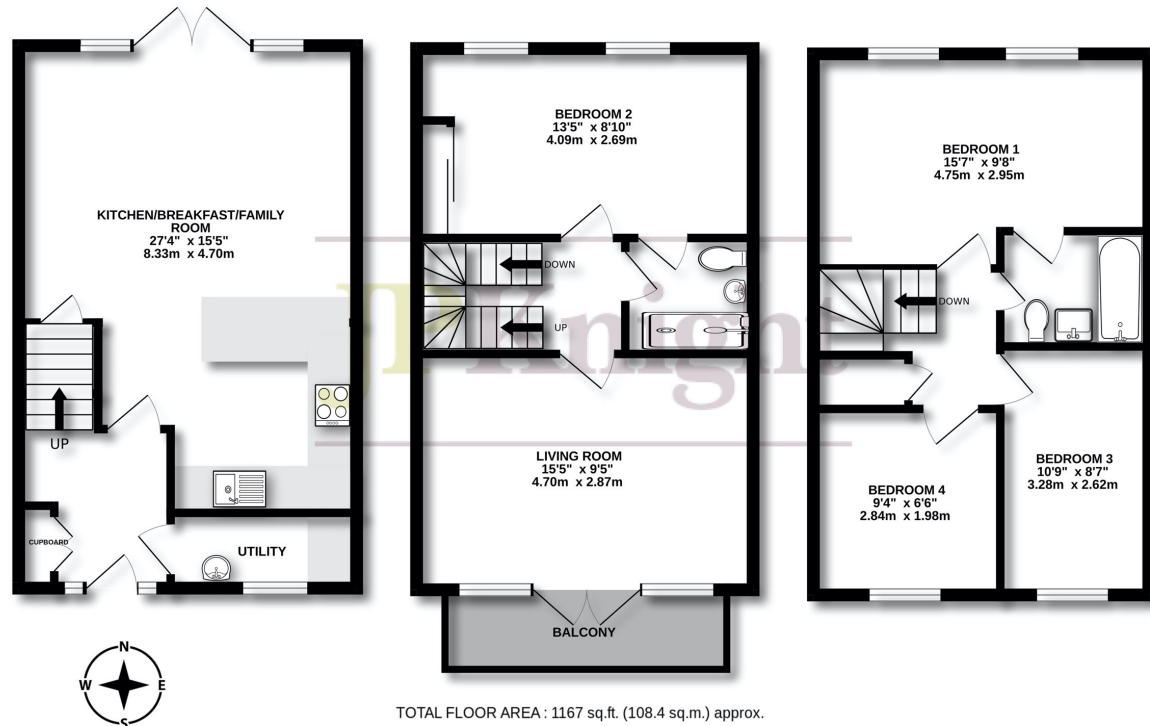
The low maintenance rear garden is beautifully landscaped with a circular paved terrace surrounded with pea shingle interspersed with architectural plants and shrubs. There is also a full width paved terrace to the rear of the property, shed and path to a rear gated access.

There is driveway parking to the front for two cars with a covered porch and planted borders.



Directions: Turn left from our offices into St Marys Street, it becomes the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the apartments and then left into Rotherfield Road, the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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.

