

PROPERTY AGENTS

JPKnight



Southby Close, Cholsey OX10 9FQ



Southby Close, Cholsey

A stylish family home with excellent accommodation arranged over 3 floors: set in this small close on the edge of the development.

There are 4 bedrooms and 3 bathrooms including a luxury suite on the entire 2nd floor, the ground floor had a well equipped kitchen, cloakroom and 18' living/dining room opening to the garden. There is allocated parking and an enclosed 45' garden.

The property is part of this vibrant community with its lovely communal grounds that stretch down to the Thames, a multitude of activities at the Great Hall and a train station within walking distance.



Tenure - Freehold

Accommodation

The property is double/triple glazed with gas central heating to radiators and a Titan air circulation system.

Entrance Hall: Wood style floor, radiator and staircase.

Cloakroom: White 2-piece suite, wood style floor, radiator, window and down lighters.

Living/Dining Room: 18'6 x 16'5 French doors with side windows open to the garden, wood floor, two radiators, under stair storage cupboard.

Kitchen/Breakfast Room: 13'4 x 9'3 Fitted with a range of storage units and worktops with small breakfast bar, induction hob, extractor hood, double electric oven, dishwasher, fridge and freezer. Front aspect, wood style floor, radiator and down lighters.

Stairs to First Floor Landing: Airing cupboard.





Bedroom 2: 12'5 x 10'9 Front aspect, radiator.

En Suite Shower Room: White 3-piece suite including a wide shower cubicle, radiator and down lighters.

Bedroom 3: 12'7 x 10'10 View over garden, radiator.

Bedroom 4: 8'10 x 7'4 Rear aspect, radiator.

Bathroom: Fitted with a white 3-piece suite, tiling, window, down lighters and radiator.

Stairs to 2nd Floor Landing: The whole top floor features a luxury master bedroom suite comprising:



Bedroom 1: 29'7 x 14'10 max. French doors to a Juliet balcony out to the front, Velux to rear, two radiators.

Dressing area with wardrobes and eaves cupboard housing Titan air re-circulation unit.

En Suite Shower Room: White 3-piece suite with a wide tiled shower cubicle, tiling, Velux window, down lighters and radiator.

Outside
Allocated parking space.

Rear Garden: A lovely feature there is a low maintenance garden that extends to 45' with a full width paved terrace leading to an area of lawn established shrub border, timber fencing and gated rear access.

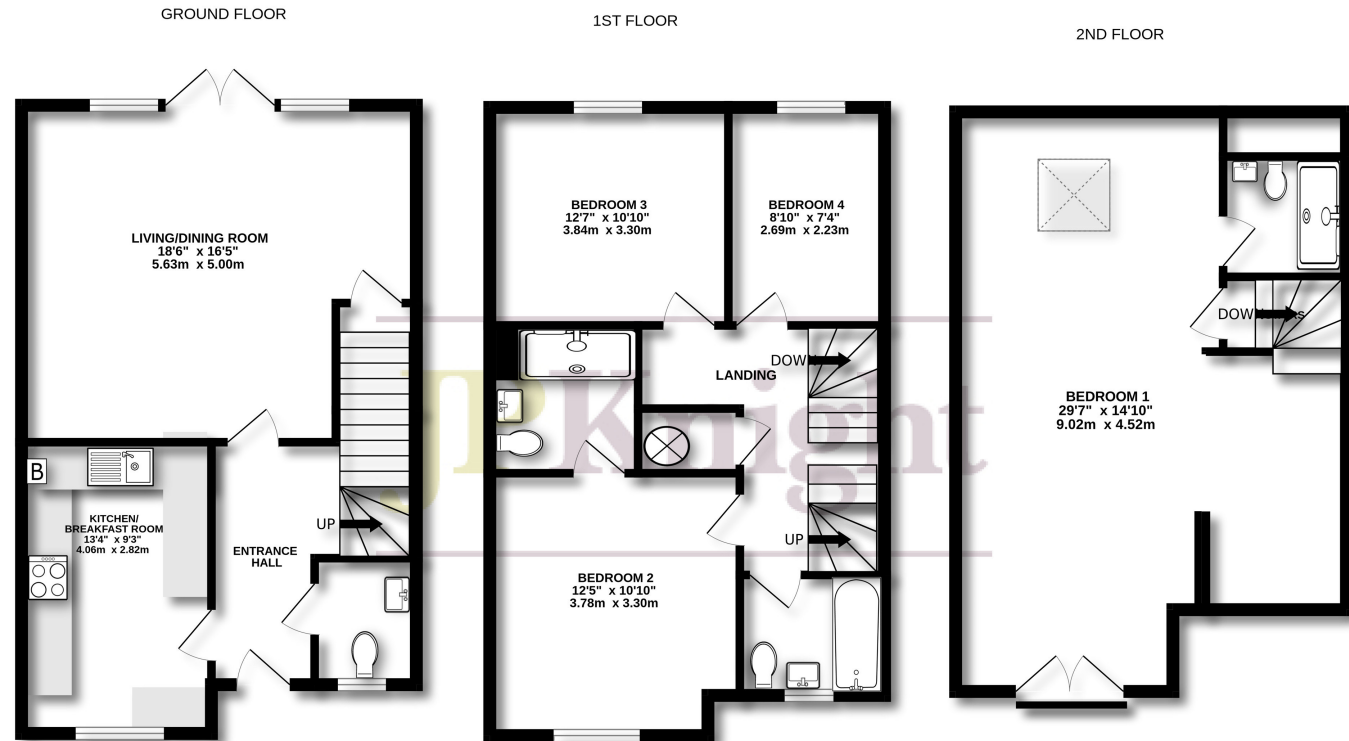


Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place heading south through town and onto the Reading Road. Follow across the large roundabout onto the A329 and continue for 1.4 miles, then after the layby take the next left into Rotherfield Road. Follow this to the bend, Southby Close is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	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.



TOTAL FLOOR AREA : 1506sq.ft. (139.9 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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