

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, a stylish and well 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, it has four bedrooms, bathroom, shower room, first floor sitting room with a south facing balcony, cloakroom and a superb 27'4 kitchen/breakfast/family room that opens directly to the garden.

It is just a mile from a train station, there are amenities in the village and Wallingford is just over 2 miles distant.

Tenure - Freehold

The property has gas central heating to radiators, double glazing throughout and a Titan air circulation system.

Accommodation

Entrance Hall: Wood style floor, radiator, stairs to landing and a cloaks cupboard housing gas boiler.

Cloakroom: Window to front, fitted with a white 2-piece suite, downlighters, tiling and radiator.

Kitchen/Breakfast/Family Room: 27'4 x 15'5 Double doors with glazed sidelights to garden, range of white gloss storage units, worktops and stainless steel sink unit. Integrated dishwasher, electric oven, gas hob and extractor hood, fridge and downlighters: two radiators, under-stair storage cupboard.





Stairs to Landing: Radiator, stairs to 2nd floor.

Living Room: 15'5 x 11'1 max. A bright room with full width sliding doors out to the balcony, two radiators.

Balcony: 15'8 x 3'1 Tiled base, glass and metal balustrade

Bedroom 2: 13'7 x 8'10 (excl. wardrobes) Two full height windows to rear, radiator, fitted wardrobes.

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

Stairs to 2nd Floor: Loft access, airing cupboard.

Bedroom 1: 13'7 x 9'8 Two full height windows to rear, radiator.

Ensuite Shower Room (Jack and Jill): White three-piece suite including bath with shower unit, tiling, radiator, downlighters.

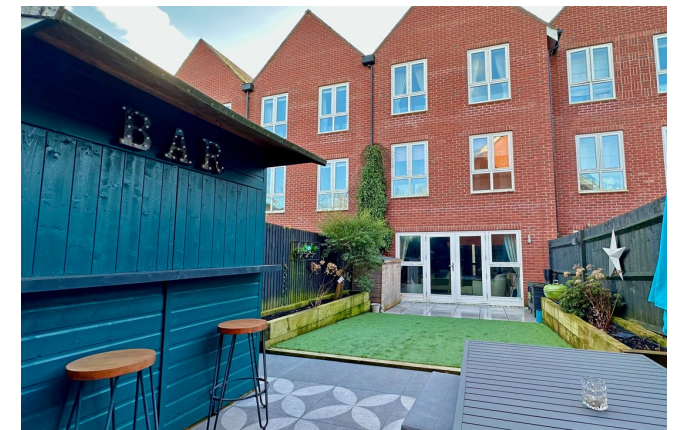
Bedroom 3: 11' x 8'8 Full height window to front, radiator.

Bedroom 4: 8'6 x 6'6 (max) Full height window to front, radiator.

Outside

To the front there are two parking spaces and a covered porch.

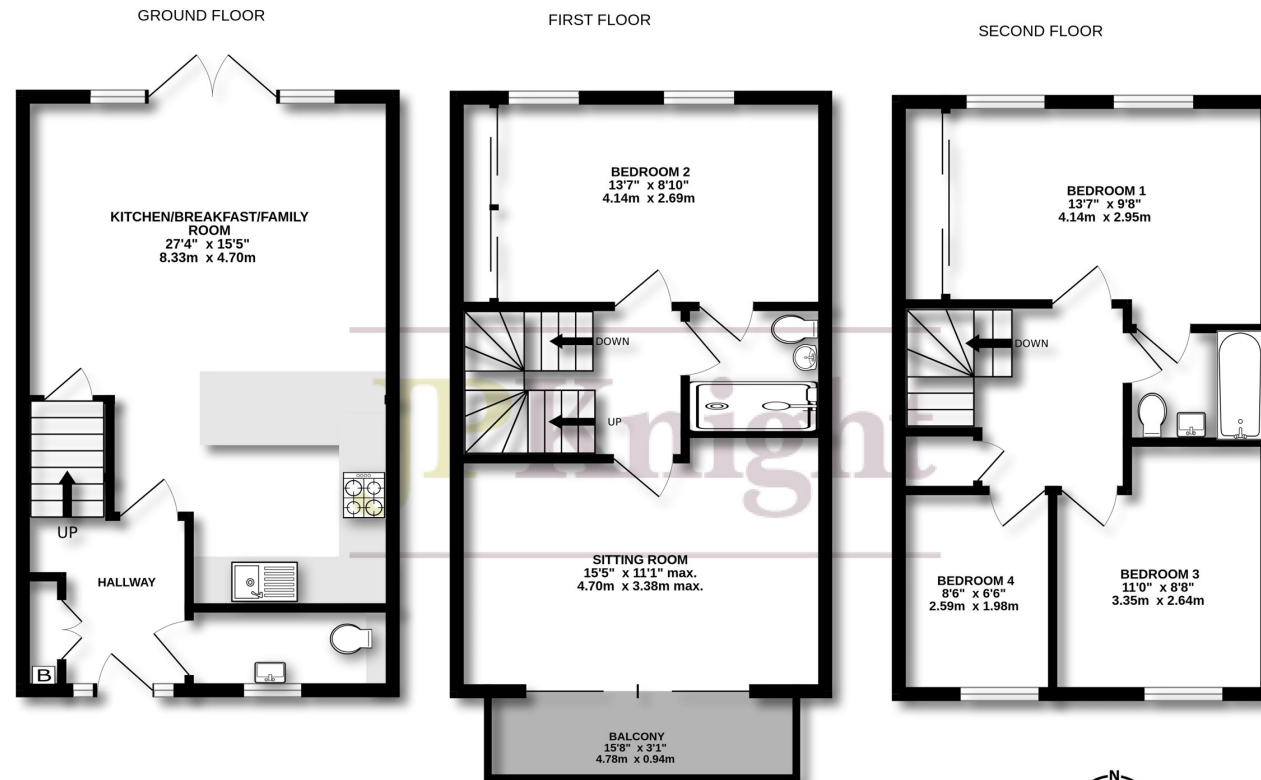
Rear Garden: The low maintenance rear garden is beautifully landscaped with a paved terrace to a central area of artificial lawn. This is flanked by raised beds planted with mature shrubs. There is also a full width paved terrace to the rear of the property with a bar and a gated rear access.



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		84 B
69-80	C	73 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 : 1356sq.ft. (126.0 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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