



Papist Way, Cholsey OX10 9QJ





## Papist Way, Cholsey

A fabulous five bedroom semi-detached family home which has been extended and renovated to a very high standard throughout, ideally located on this popular residential road just minutes walk from Cholsey train station (direct trains to London in under an hour), and the village centre. Accommodation comprises a stunning 28'2 open plan living space with double bi-fold doors to the garden and countryside views beyond. There is a separate living room with a log stove and utility room. Upstairs there are five bedrooms and two bathrooms. There is driveway parking for three/four cars to the front leading to a garage.



## Tenure - Freehold

The property has gas central heating to radiators, some underfloor heating and double glazing throughout.

### Accommodation

Entrance Hall: Quarry tiled floor, under-stair storage, radiator, stairs to landing.

Living Room: 11'5 x 13'7 Bay window to front, fireplace with log stove and tiled hearth, picture rail, wood floor, radiator.

Kitchen/Living/Dining Room: 28'2 x 15'10 Full width double bi-fold doors to garden, roof lantern, shaker style range of storage units with quartz worktop, integrated dishwasher, Neff induction hob with integrated extractor, Neff oven, Neff steam oven/microwave, space for fridge/freezer, under-stair storage/bar area, wood floor, column radiator, downlighters.

Utility Room: 12'6 x 6'4 Window and door to garden and garage, stainless steel sink unit, worktop with appliance space under, column radiator, boiler, wall cupboards.







Stairs to Landing: Loft access.

Bedroom 1: 12'7 x 12'0 Window to rear, picture rail, airing cupboard, picture rail.

Bedroom 2: 14'0 x 10'6 Bay window to front, two storage recesses, picture rail, radiator.

Bedroom 3: 11'6 x 11'5 Window to rear, two storage recesses, picture rail, radiator.

Bedroom 4: 12'5 x 10'1 Window to front, radiator.

Ensuite Shower Room: Window to front, white three-piece suite, heated towel radiator, downlighters.

Bedroom 5/Study: 5'11 x 5'11 Window to rear, radiator.

Bathroom: Window to front, white three-piece suite with modern double ended bath and waterfall tap, Mira remote control shower, ladder heated radiator, Duravit basin vanity unit with illuminated mirror above.

#### Outside

There is an extensive gravel driveway with parking for four cars flanked with planted borders, EVCP and timber fence boundary.

The rear garden is a stunning feature, beautifully landscaped with far reaching countryside views. There is a winding brick pathway and patio flanked with lawn and well stocked borders, several fruit trees and shrubs, a vegetable garden, chicken coup, and timber fence boundary.

Garden Outbuilding: 12'7 x 8'9 Possible conversion to office/studio.

Garage: 15'11 x 12'7 Double doors and window to side, light and power.



## Directions

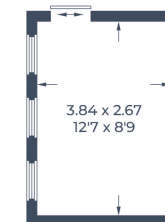
From our offices turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, the property will be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

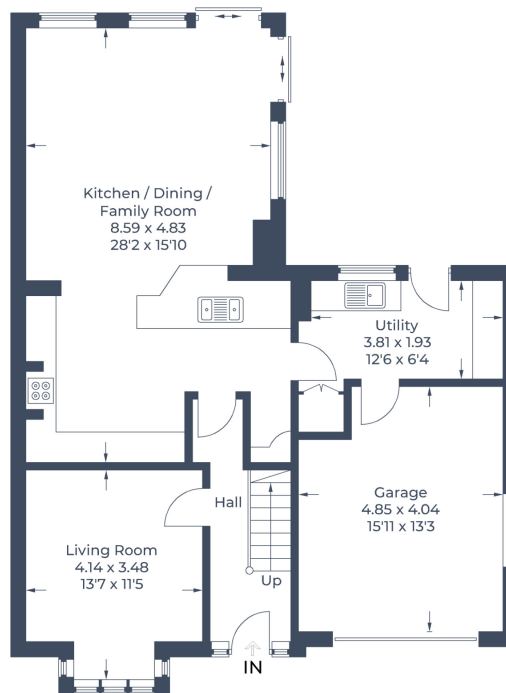
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



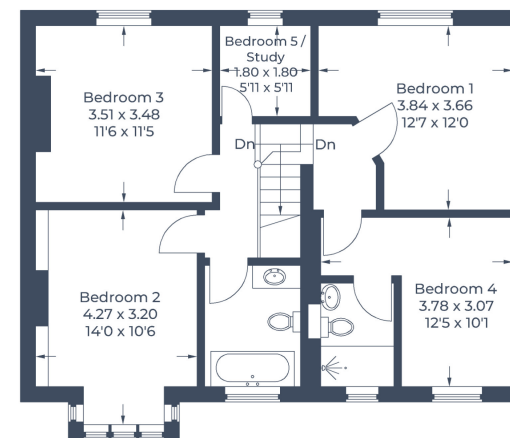
Approximate Gross Internal Area  
 Ground Floor = 92.8 sq m / 999 sq ft  
 First Floor = 68.8 sq m / 740 sq ft  
 Outbuilding = 10.2 sq m / 110 sq ft  
 Total = 171.8 sq m / 1,849 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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