



Larkfield  
Cholsey OX10 9QT

  
**JP Knight**  
PROPERTY AGENTS



## Larkfield, Cholsey OX10 9QT

Freehold

### Description

In need of modernisation and with scope for further extension, subject to the usual consents, a semi detached chalet style property in a quiet side road in this pleasant residential setting, within walking distance of both the amenities in the village centre and the train station.

### Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Porch: Glazed door to:

Entrance Hall: Cupboard with meters, radiator.

Living Room: 16'1 x 16' Double glazed sliding patio doors out to the rear garden, open fireplace with tiled hearth, serving hatch, radiator and stairs to landing.

Kitchen: 9'2 x 8'9 There is a window overlooking the rear garden and door to the side, range of storage units, worktops, electric cooker point, space for fridge/freezer and washing machine, gas boiler.





Bedroom 1: 12' x 12' Fitted wardrobe, window to the front and radiator.

Bedroom 2: 11'1 x 9'4 Front aspect and radiator.

Bathroom: Fitted with a white 3 piece suite, partial tiling, radiator, window and airing cupboard.

Stairs to Landing: Door to large eaves space, 20' in width with light.

Bedroom 3: 11'7 x 10'8 (partially L-shaped) A window overlooks the garden, eaves cupboards and radiator.

En Suite Cloakroom: White 2 piece suite, window.

Bedroom 4: 11'5 x 7'8 Rear aspect, wardrobe and eaves cupboards, radiator.

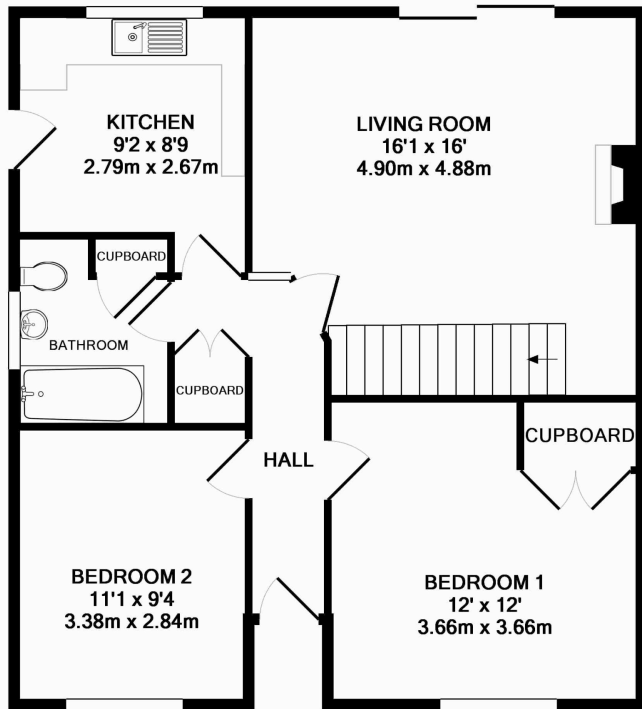
Outside

To the front there is a lawn interspersed with shrubs and trees, a side hedge and tarmac drive.

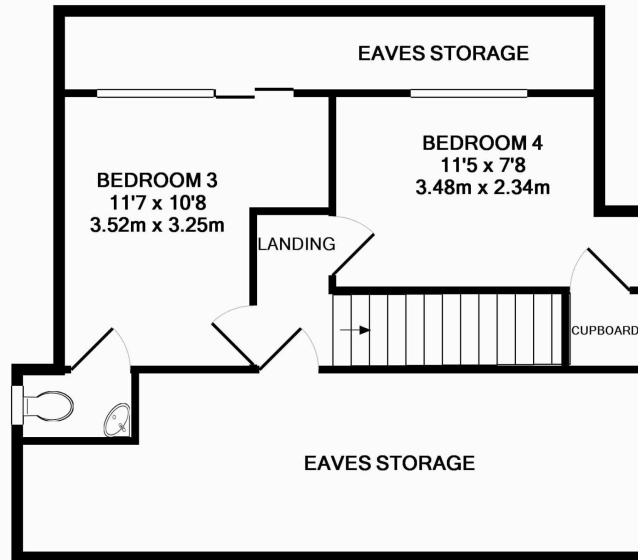
Garage: 15'10 x 8'3 Up/over door with further door to the garden.

Garden: Extending to 36' x 37' the garden features a central lawn with a raised side bed. Timber side and rear fencing with a side hedge, paved path to the rear and a covered walkway between property and garage to the front with side gate.





GROUND FLOOR  
APPROX. FLOOR  
AREA 764 SQ.FT.  
(71.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Directions

Turn right from our offices into St Marys St, follow this to the roundabout and 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 left again at the next roundabout into Ilges Lane. Turn first right, into Panters Road, this becomes Queens Road. Larkfield is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



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