



Rotherfield Road, Cholsey OX10 9FN



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Set on the highly regarded Cholsey Meadows development amidst 100 acres of parkland that runs down to the river and within walking distance of the train station, a superbly presented town house with excellent accommodation, parking to the front and fantastic views over parkland. The property comprises four bedrooms and 2.5 bathrooms, first floor living room with sliding doors opening to a balcony and downstairs a beautifully fitted 24' kitchen/ breakfast room.

The property features low running costs ensured by a combination of excellent insulation, triple glazing, gas central heating to radiators and a Titon air recirculation system.

Freehold

Accommodation

Entrance Hall:

Stairs to landing, large cloaks cupboard housing gas boiler: wood style floor.

Cloakroom: White two piece suite, window and radiator.

Kitchen/Breakfast/Family Room: 24'3 x 15'7

Twin French doors flanked by tall side windows open to the rear gardens. Range of storage units, worktops, integrated gas hob, extractor hood, double electric oven, dishwasher, washing machine, fridge and freezer, wood style floor, down lighters, three radiators, under stair cupboard.





Stairs to Landing: Radiator.

Sitting Room: 15'7 x 11'4

Twin sliding patio doors open to the balcony at the front, two radiators.

Balcony: 13' x 3'1

Glass balustrade and timber floor.

Bedroom 2: 15'7 x 8'9

Two tall windows out to the rear, large wardrobe with sliding doors: radiator.

Bathroom: (doors to landing and bed.2)

White three piece suite including a shower above bath, tiling, down lighters and radiator.

Stairs to Second Floor Landing: Loft access and airing cupboard.

Bedroom 1: 15'6 x 9'8 Two tall windows open to the front with fabulous views, large wardrobe with sliding doors, radiator.

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

Bedroom 3: 9' x 8'9 Tall window to the rear and radiator.

Bedroom 4: 12'3 x 6'4 Rear aspect and radiator.

Outside

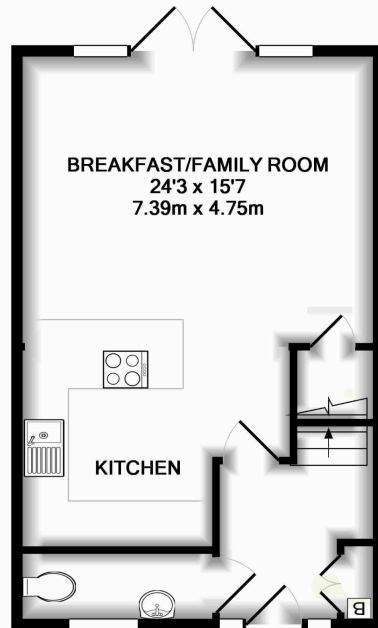
Parking space immediately to the front of the house. Directly opposite the house there is ample further parking.

Rear Garden: Attractive feature which extends to 30ft and has a paved terrace with a path to the rear, an area of lawn with a flower and shrub border on one side and gravel border to the other side, timber facing and rear gate.

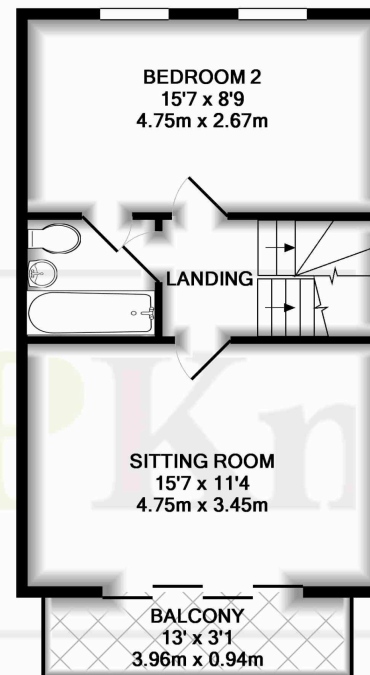


Directions

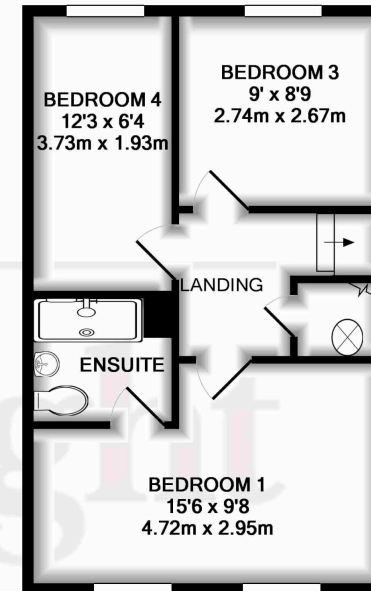
Turn left from our offices into St Marys Street, it becomes the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the apartments and then left into Rotherfield Road, the property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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 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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