



7a Kentwood Close, Cholsey OX10 9NQ





## 7a Kentwood Close, Cholsey

Tucked away in a private corner of this small residential cul-de-sac a superb family home built in 2015 to a high specification including under floor heating to the ground floor and air source heat pump. The high levels of insulation help ensure low energy costs. The superb accommodation comprises four bedrooms with an en suite shower room and family bathroom; the ground floor comprises a double aspect living room, study and beautifully fitted breakfast room with adjacent utility.

The property is well insulated and is double glazed with an air source heat pump to radiators on the first floor and under-floor heating to the ground.

## £545,000 - Freehold

Accommodation

Entrance Hall: Wood floor, stairs to landing and cupboard below.

Cloakroom: White suite, window and tiled floor.

Living Room: 19'4 x 11'5

Double aspect featuring front and rear aspects: chimney with the option of fitting in a fireplace, wood floor.

Study: 9' maximum x 8'4 (excluding doorway)

Front aspect and wood floor.

Kitchen/ Breakfast Room: 23'6 x 9'9

Extensive range of eye and base level storage units with "stone" worktops and up-stand, an extensive range of Bosch equipment comprising microwave, electric oven, induction hob, extractor hood  
Cont.







dishwasher, fridge and freezer. There is a tiled/ wood floor, lighting at ground level, pelmets and ceiling height. There is a picture window and separate twin French doors out to the rear gardens.

Utility Room: Glazed door, cupboards, fitted washer drier.

Stairs to Galleried Landing: Wood floor, radiator, loft access, airing cupboard.

Bedroom 1: 11'8 x 9'1 (excluding wardrobes)  
Front aspect, wood floor, radiator and fitted wardrobe.

En suite Shower Room:  
Stylishly fitted with a 3-piece white suite. Window chrome radiator and down lighters.

Bedroom 2: 12' x 10'2  
Rear aspect, wardrobe, wood floor, radiator.

Bedroom 3: 12'4 x 7'3  
Rear aspect, double wardrobe, wood floor and radiator.

Bedroom 4: 11' x 8'10  
Double wardrobe, wood floor, radiator: front aspect.

Bathroom:  
Attractively fitted with a four piece white suite including a bath and a separate shower cubicle, tiled walls and flooring, window, chrome radiator and down lighters.

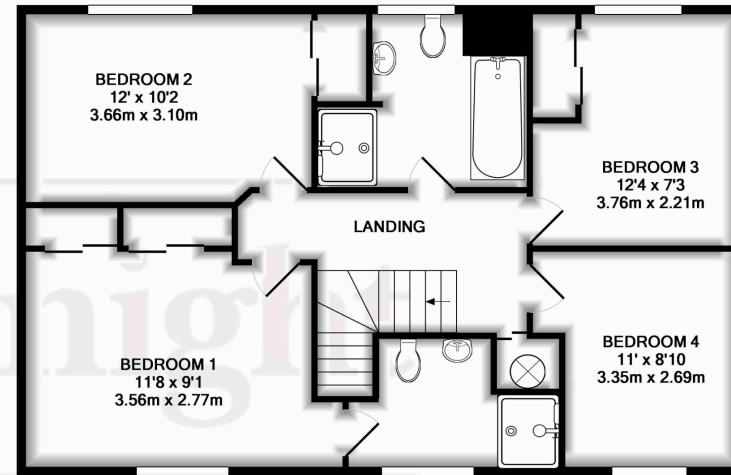
Outside  
Twin electric gates lead to an extensive block paved drive, which opens either side of the property (the neighbour also has access to their parking area).  
The side is bordered by areas of lawn and some shrub borders with a path to the front door.

Rear Garden  
Offering an excellent degree of privacy. There is a paved terraced leading out to an area of lawn that also extends to either side of the house. A path connects the terrace to the front via a gate and it is enclosed by timber fencing.





GROUND FLOOR



1ST FLOOR



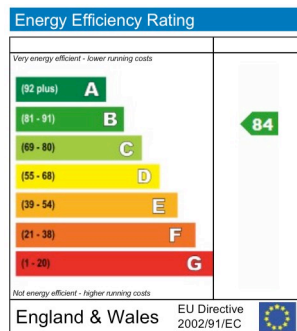
TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 SQ.M.)

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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**Directions**

Turn left from our offices into St Martin's St, proceed through the town towards the Reading Road. Follow along to the roundabout and take the third exit onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next mini roundabout (by Tesco) past The Forty and into Station Road. Turn first left into Crescent Way, then right onto Kentwood Close. The property is in the left corner.



**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.

