



Wallingford Road, Cholsey OX10 9LE



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A stunning individual home built in 2015 to a superb specification by a well regarded local developer: the property sits in its own grounds and is approached by twin electric gates over an extensive gravel drive. There are three bedrooms en suite shower room and bathroom whilst the ground floor comprises a double aspect living room with a working fireplace and bi-folding doors to the garden, a cloakroom and a 22' kitchen-breakfast room also with bi-folds opening to the garden. Set in a non-estate location just north of the village centre it is within walking distance of its shops and the train station.

The property features an air source heat pump with under-floor heating on the ground floor and radiators upstairs: it is double glazed throughout. Integrated AV system with satellite, FM/DAB and TV to all main rooms and bedrooms.

Tenure - Freehold

Accommodation

Entrance Hall: Tiled floor, stairs to landing, cupboard housing hot water tank with storage space.

Cloakroom: Fitted with a white 2-piece suite, tiled floor, window and down lighters.

Living Room: 17'10 x 11'7

Featuring a brick fireplace with wood mantel and brick hearth, window to the front and bi-fold doors that open out to the rear.

Kitchen Breakfast Room: 22' x 10'7

Featuring a triple aspect, windows to the front and side and bi-folding doors to the gardens at the rear. It is fitted with a range of storage units with granite worktops incorporating a breakfast bar, gas hob, extractor hood, double electric oven, microwave, fridge, freezer and dishwasher, tiled floor and down lighters.





Utility Room: 6'7 x 5'6 Extensive range of cupboards with worktops, stainless steel sink, appliance space, tiled floor, door to the rear, down lighters.

Stairs to Landing: Front aspect, eaves cupboard.

Bedroom 1: 13' into the bay x 10'8

Window to the rear, radiator.

En Suite Shower Room: Fitted with a white 3-piece suite, tiling, window, down lighters, chrome radiator.

Bedroom 2: 11'7 x 9'2 Window to the rear, two fitted double wardrobes, radiator and loft access (fully boarded and unobscured).

Bedroom 3: 7'8 x 7'7 Front aspect, radiator.

Bathroom: Fitted with a white three piece suite including shower above the bath, tiling, window, chrome radiator and down lighters.

Outside
Front

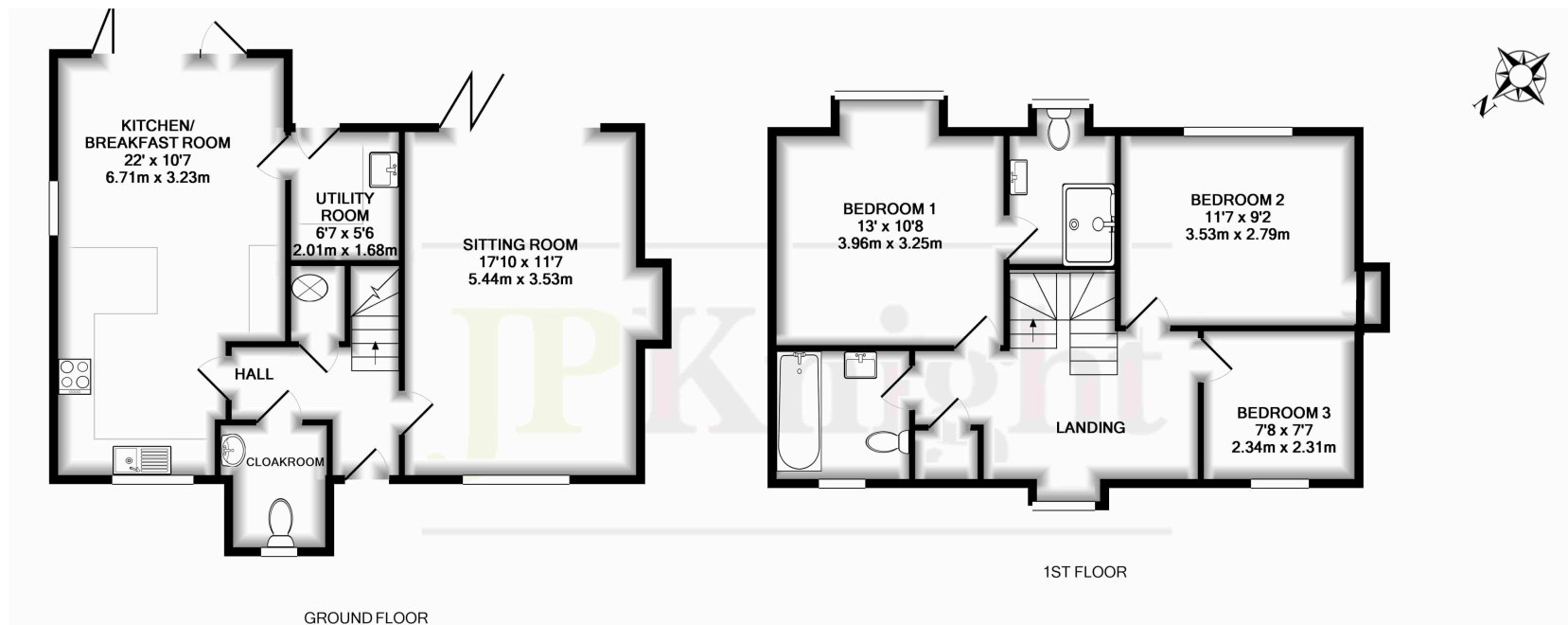
The property is approached via twin electric gates to an extensive gravel drive that extends to the front and side of the property providing parking for 4 cars and turning space. It is bordered by areas of lawn, there is a raised corner plant bed.

Rear Gardens

Offering an excellent degree of privacy they extend to 68ft maximum in width. There is a large paved terrace providing excellent outdoor entertaining space flanked by areas of lawn with a raised wall flower border. The grounds are enclosed by timber fencing; the lawn also extends down the far side of the property.

Set on a 120 sq.ft drained concrete slab there are a timber shed, workshop and bicycle store. Also a store housing the air source heat pump.





TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 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, follow this through the one-way system, over St Leonards Square out onto the Reading Road. At the roundabout turn right onto the A4130, then left at the next roundabout into the Wallingford Road. Once in Cholsey the property is approached from a driveway on the left.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(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.

