





## Ilges Lane, Cholsey

A delightful Grade II listed property with 16<sup>th</sup> century origins and later Queen Anne additions, with grounds of 0.45 acre in a central village location. The property has three bedrooms, two bathrooms and three separate reception rooms, a kitchen and utility room. Set in the centre of gated grounds it has an extensive drive and double garage. There are local shops within moments and the train station is a short walk.

### Accommodation

Front door with transom light, quarry tiled floor, radiator and cloaks cupboard.

## Tenure - Freehold

Sitting Room: 13'7 x 12'2

Double aspect, wood floor, brick fireplace with quarry tiled hearth, radiator and picture rail.

Dining Room: 16'1 x 10'5

Double aspect, brick fireplace with a brick hearth, wood floor: picture rail and radiator.

Side Lobby Hallway: With a door out to the side garden, quarry tiled floor, shelved cupboard, stairs to landing and radiator.

Family Room: 15'3 x 14'2

Window to the side, fireplace with mantle and fitted log stove cupboards and shelves to the side of the chimneybreast, quarry tiled floor, large under stair cupboard with light.

Kitchen: 19'3 x 7'6

Three windows to the side, range of storage units, work tops, double drainage sink, additional sink, gas hob, electric oven, further appliance space, painted beam ceiling, shelving.

Utility Room: 18'4 x 11'1 maximum

Windows to side and rear: brick fireplace with gas boiler.





Cloakroom 8'3 x 7' Fitted with a white 2-piece suite, space for a washing machine, tiled floor, window and radiator.

Stairs to Landing: Fitted ladder to loft space, door through to;  
Loft Room: 7'7 x 10' Window out to the side.

Bedroom 1: 15'9 x 14'10

Window overlooking the garden, radiator: cast iron fireplace.

En Suite Bathroom: 12'8 x 7'4

Fitted with a white 4-piece, partially tiled, windows, radiators and airing cupboard. A second staircase leads down to the family room.

Bedroom 2: 13'9 x 12' 10

Double aspect, radiator, over stair wardrobe: linen cupboard and fitted bookshelves.

Bedroom 3: 10' x 9'7

Front and side aspect, radiator, picture rail.

Bathroom: White suite including a shower above the bath, partial tiling, radiator.

#### Outside

The property is approached via a gated drive which runs to the side of the property with a parking and turning area. An area of lawn extends to the side, there is a walled border and established shrub borders.

Double Garage: 17'5 x 17'

Two sets of doors open to the front.

#### Main Gardens

Extending to the side and rear of the property there is a large area of lawn with deep established flower and shrub borders. Offset to one side a brick path leads via a pergola to the focal point provided by a decorative birdbath. To the side of the formal gardens is an area that is used for vegetables, this links up with the garden on the far side.



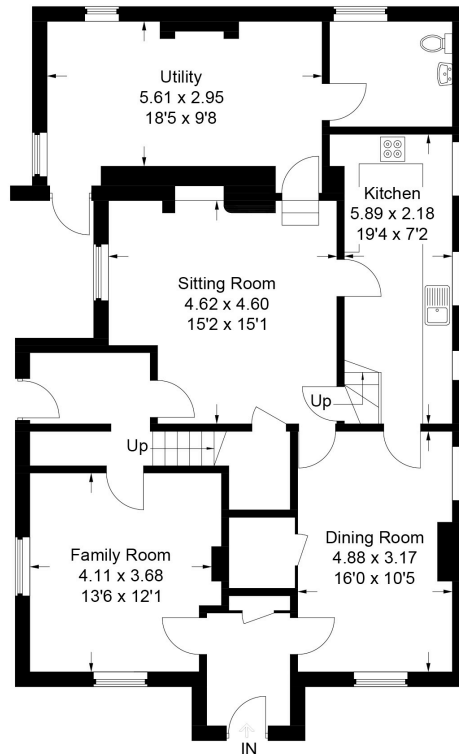
### Directions

Turn left from our offices into St Martin's Street, follow this through the Market Place and St Leonard's Square and out on the Reading Road. At the roundabout turn right onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then left at the twin roundabouts in the village centre into Ilges Lane. The property is shortly on the right.

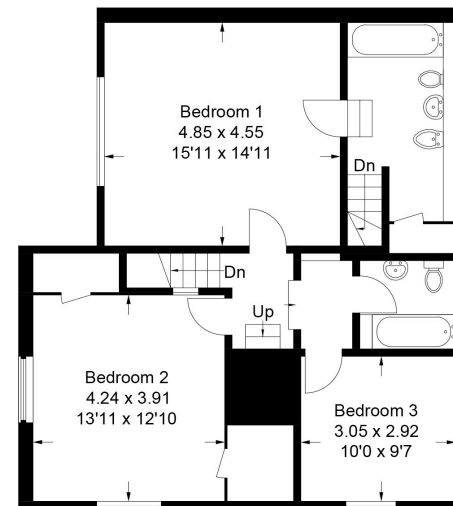
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



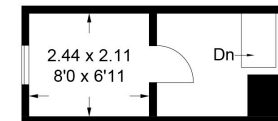
Approximate Gross Internal Area  
Ground Floor = 109.6 sq m / 1180 sq ft  
First Floor = 77 sq m / 829 sq ft  
Loft Space = 10.7 sq m / 115 sq ft  
Total = 197.3 sq m / 2124 sq ft



Ground Floor



First Floor



Loft Space

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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