



Reading Road, Cholsey OX10 9HL





## Reading Road, Cholsey

A beautiful Victorian cottage in a lovely non-estate setting on the edge of this sought after village: it has a double width carport and is within a short walk of the train station. The property provides versatile accommodation comprising a possible three double bedrooms and a large bathroom along with a 19'9 sitting/dining room and a 14' kitchen. To the rear is a secluded 64' south facing garden with a path leading to the carport.

## Tenure - Freehold

### Accommodation

Entrance Porch: Quarry tiled step, front door to:

Entrance Hall: Door to bedroom 3/family room, half stairs to the lower ground floor: radiator.

### Cloakroom:

Fitted with a white 2-piece suite, quarry tiled floor, radiator, tiling and secondary glazed window.

### Sitting/Dining Room: 19'9 x 11'10

Double glazed French doors open to the garden, cast iron fireplace with a pine surround tiled hearth, dado rail, ceiling cornice: two radiators.







Kitchen: 14'7 x 6'10

Windows rear and side, door out to the garden, range of storage units with worktops and stainless steel sink, gas hob, extractor hood, electric oven, dishwasher, fridge and freezer, further appliance space, wood style floor, radiator, loft access, down lighters and gas boiler.

Bedroom 3/ Family Room: 12'5 x 10'4

Sash window to the front, wood floor and radiator, stairs to principal landing.

Bedroom 2: 11'10 x 10'4

Sash window to the rear, cast iron fireplace, wardrobe to the side of the chimneybreast, radiator and loft access.

Bathroom: 10' x 9'

Fitted with a white 4-piece suite including a bath and separate shower cubicle, radiator, tiling and airing cupboard.

Half staircase from landing to:

Bedroom 1: 12'6 x 12'5

Sash window to the front, radiator, wood floor, cast iron fireplace and large wardrobe.

Outside

To the front: Set to lawn with a picket fence, mature shrubs and brick path leading to the front door.

Rear Garden

A lovely feature, the facing south-east, the garden extends to 64' in length. A paved terrace leads out to a large lawn with a side path and a deep shrub and plant bed. It is enclosed by timber fencing and conifer hedging.

A path leads to;

Double Width Carport: 17'1 x 17'1 Twin bay with light and a door through to the garden.



## Directions

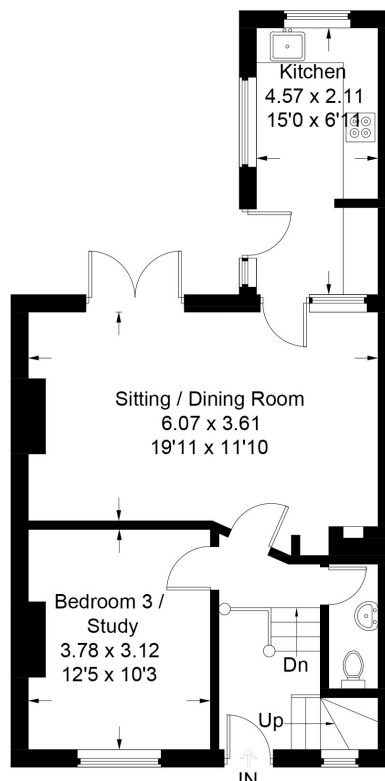
Turn left from our office, proceed through town and out on the Reading Road. At the roundabout continue straight across onto the A329. The property will be found on the left after 2.3 miles. The parking is on Ferry Way, the first right off Ferry Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

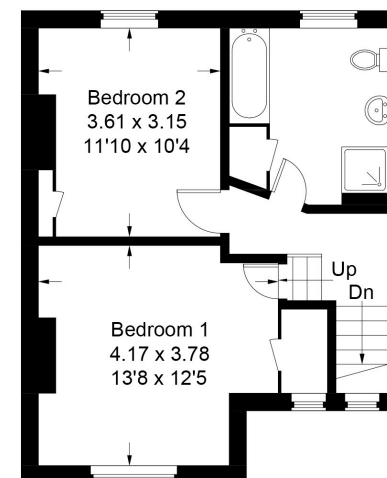
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Approximate Gross Internal Area  
Ground Floor = 56.5 sq m / 608 sq ft  
First Floor = 42.2 sq m / 454 sq ft  
Total = 98.7 sq m / 1062 sq ft



**Ground Floor**



**First Floor**

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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