



Papist Way, Cholsey OX10 9QJ



Papist Way, Cholsey

A beautifully presented period home with accommodation arranged over 3 floors: it features a delightful south-facing garden with parking to the rear. There are 3 bedrooms, bathroom and a stylish open plan living area comprising sitting room, dining room and kitchen with an adjacent utility room and cloakroom. Set in a sought after road within this popular village it is close to both local shops and the train station.

Accommodation

The property is double glazed with gas central heating to radiators.

Tenure - Freehold

Front door with fanlights to:

Entrance Hall: Chequered quarry tiled floor, stairs to landing.

Sitting Room: 11'5 x 10'8

Double glazed sash window to front, brick fireplace and slate hearth with a fitted wood burning stove, radiator.

Dining Room: 11'5 x 11'5

Wood flooring, under stair cupboard, open way to;

Kitchen: 13'4 x 8'11

Beautifully fitted with a range of storage units with quartz worktops, Belfast sink, integrated dishwasher and extractor hood, recesses for a range style cooker and large fridge/freezer, heated tiled floor, lantern light with a solar powered blind, down lighters. Window to the rear.





Utility Room: 8'9 x 4'10

Tiled and heated floor, range of cupboards with worktops, space for washing machine and tumble drier, gas boiler, down lighters. Door to the garden.

Cloakroom: White 2-piece suite comprising low level WC and hand wash basin, tiling, heated and tiled floor. Window and down lighters.

Stairs to 1st Floor Landing.

Bedroom 2: 11'6 x 8'7

Double glazed sash window to rear: radiator.

Bedroom 3: 11'6 x 9' max

Double glazed sash window to front: radiator.

Bathroom:

White 3-piece suite including a bath with shower above, tiling, radiator and tiled floor, down lighters and extractor fan.

Stairs to Second Floor:

Bedroom 1: 21'3 x 13' max

Lovely views to both front and rear, wardrobe space with hanging rails, radiator and loft access.

Outside

The front garden is laid to gravel with shrub planting, it has a wrought iron fence and gated brick path to the front door.

Parking:

There is space for parking at the rear of the garden.

Garden:

A superb feature the garden faces south and extends to 69' in length. There is a paved terrace leading out to a lawn, there are established border beds and a central path leading to the end. Enclosed by timber fencing there is a gate out to the parking area at the rear.

Timber Garden Shed: 9'9 x 7'7



Directions

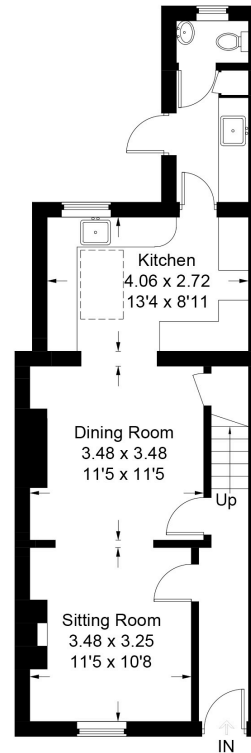
From our office turn left into St Martin's Street, and continue through the Market Place, past St Leonard's Square and onto the Reading Road. Proceed straight over the roundabout onto the A329. After 1.6 miles turn right into Papist Way, the property will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		83
81-91	B		
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

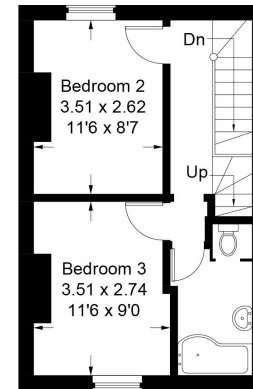
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



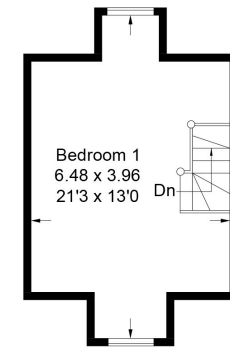
Approximate Gross Internal Area
 Ground Floor = 49.6 sq m / 534 sq ft
 First Floor = 31.5 sq m / 339 sq ft
 Second Floor = 21.0 sq m / 226 sq ft
 Total = 102.1 sq m / 1099 sq ft



Ground Floor



First Floor



Second 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.

© CJ Property Marketing Ltd Produced for JP Knight