

PROPERTY AGENTS

JPKnight



Larkfield, Cholsey OX10 9QT



Larkfield, Cholsey

A beautifully refurbished chalet style home in a delightful, established residential area close to the shops in the village centre and the train station. The property's versatile layout has a possible 4/5 bedrooms along with 2/3 reception rooms: it also has a luxury 4-piece bathroom, shower room and attractive kitchen. With mature gardens to front and rear a driveway leads to the garage.

Accommodation

The property has double glazing and gas central heating to radiators.

Tenure - Freehold

Entrance Hall: Built-in cupboard, wood style floor.

Lounge: 16 x 14' (excluding stairs)

Fireplace with tiled hearth, wood style floor, sliding patio door to the garden, stairs to landing, radiator.

Kitchen: 9'1 x 8'9

Range of storage units, wood worktops, tiling and Belfast sink. Appliance space, down lighters, window to rear and door to side.

Dining Room/Bedroom 4: 12' x 12'

Front aspect, wood style floor, cupboard, radiator.

Shower Room: White 3-piece suite including tiled shower cubicle, tiling, window: radiator, space for washing machine and down lighters.





Study/Bedroom 5: 11'1 x 9'4
Window to the front, wood style floor and radiator.

Stairs to Landing: Down lighters.

Bedroom 1: 14'8 x 10'
Front aspect, radiator and wood style flooring.

Bedroom 2: 10'8 x 11'7-10'7 variable
Window out to the garden, radiator and eaves cupboard.

Bedroom 3: 11'5 x 7'7
Rear aspect, radiator, eaves cupboard and a large over stair cupboard.

Bathroom: 10' x 8'3
Luxury 4-piece white suite including a slipper bath and a separate large tiled shower cubicle. Tiling, window, down lighters and radiator.

Outside
Front Garden:
Mainly laid to lawn with mature fruit trees and some shrub planting. A driveway leads to:

Garage: 15'9 x 8'3
Up/over door, light and power, window to rear, door to side.

A covered walking runs between the garage and house with a gate to the front.

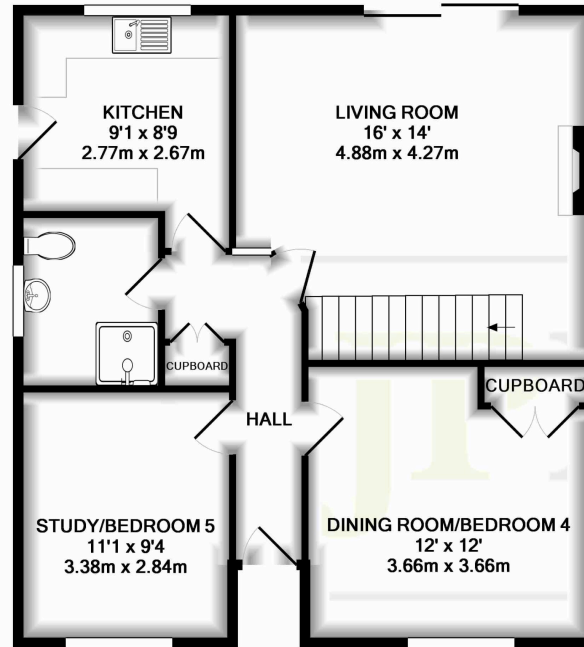
Rear Garden:
A lovely feature it extends to 36' in length and comprises an area of lawn with a deep shrub/plant bed to the side, further shrubs and a mature fir tree. It is enclosed by timber fencing to rear and side, a mature hedge and has a paved path to the side.



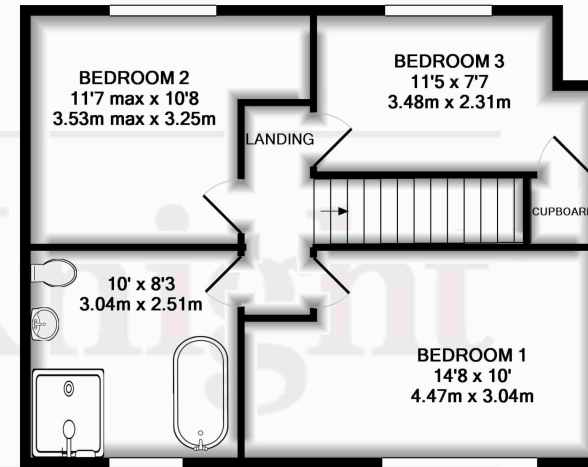
Directions

Head south from town on the Reading Road and through Winterbrook, at the roundabout turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout into the village centre. At the twin roundabouts turn left into Ilges Lane. Turn first right, into Panters Road, this becomes Queens Road, Larkfield is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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.



TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 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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