

PROPERTY AGENTS

JPKnight



Papist Way, Cholsey OX10 9QL



Papist Way, Cholsey

A magnificent family home, that has been refurbished and extended, in a fine non-estate setting with enclosed garden and gated drive leading to the garage: it is within close proximity of local shops and a train station. The superb accommodation includes 4 bedrooms, 2 bathrooms, a 24' living room with fitted wood-burning stove, utility, cloakroom and a stunning 32' kitchen/breakfast/family room.

Accommodation

The property is double glazed with gas central heating to a radiators upstairs and under-floor heating down.

Tenure - Freehold

Entrance Hall: Tiled floor with stairs to landing, cloaks cupboard.

Living Room: 24'4 x 11'3

The room features a large bay window, a feature brick fireplace and a further fireplace housing a wood-burning stove, down lighters.

Kitchen/Breakfast/Family Room: 32' x 16'5

Kitchen – Fitted with an extensive range of storage units, worktops, gas hob, extractor, 3 electric ovens and microwave, dishwasher, fridge and freezer. Large velux and French doors to the garden.

Breakfast/Family Room – Tiled floor, tall window and separate French doors to garden, 2 large velux windows.





Rear Lobby: Tiled floor, down lighters, door to garage.
 Cloakroom: Fitted with a white 2 piece suite, tiled floor and down lighters.
 Utility Room: 10'5 x 5'5 Window to front, cupboards, sink: appliance space.

Stairs to Landing: 2 light tubes, loft access.

Bedroom 1: 15'2 x 11'7 Two windows to the front: 2 radiators.

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

Bedroom 2: 11'9 x 11'3
 Front aspect and radiator.

Bedroom 3: 13'2 max x 11'7
 Wardrobes, radiator: 2 windows to the rear.

Bedroom 4: 10'3 x 9'3 Rear aspect, radiator.

Bathroom: White 4-piece suite including bath and separate shower cubicle, tiling, radiator, window and down lighters.

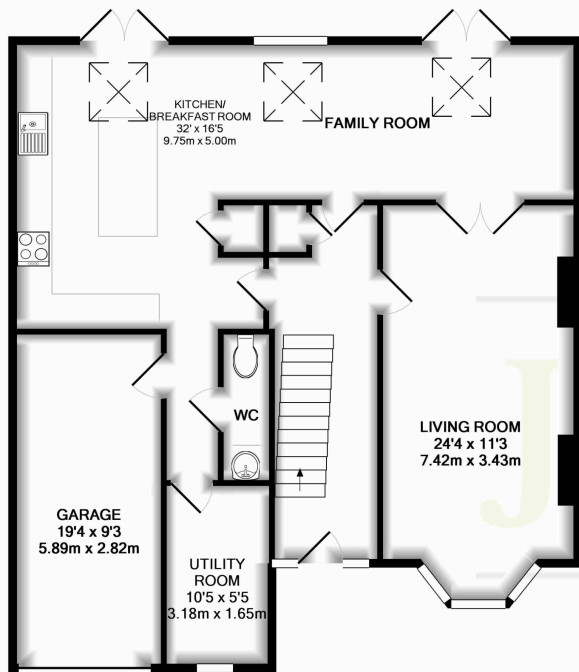
Outside

To The Front: Twin wrought iron electric gates, block paved drive, 'Alpine' corner garden, log/bin store. Side border and timber fencing.

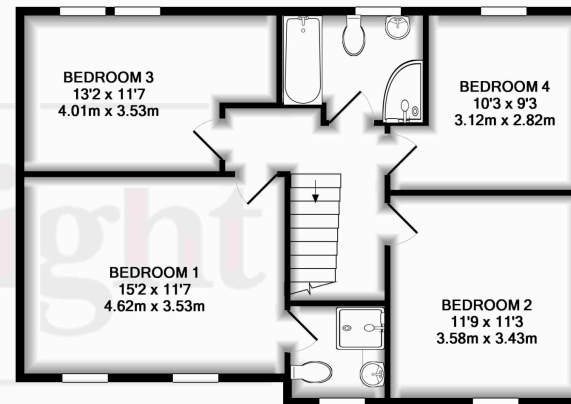
Garage: 19'4 x 9'3 Electric roller door, light/power, door to house.

Rear Garden: A lovely feature it extends to a maximum of 43' in width and comprises an area of lawn with established flower/shrub borders, timber fencing, paved terrace and side path to the front.





GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs			
(92-100) A			
(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	

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 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.
Made with Metropix ©2018

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.

