

PROPERTY AGENTS

**JP**Knight



Lapwing Lane, Cholsey OX10 9QS



## Lapwing Lane, Cholsey

A spacious chalet style home in a sought after residential area abutting open fields and with a flexible layout that could include 4 bedrooms along with 2 bathrooms, sitting room with fireplace, kitchen and a garden room. It also has a tandem drive, garage and a beautifully established, east facing 51' garden that backs directly onto farmland.



### Accommodation

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

## Tenure - Freehold

Entrance Hall: Cupboard and radiator.

Sitting Room: 16'1 x 15'9

French doors open to the garden, brick fireplace with stone hearth and gas point, 2 radiators.

Kitchen: 9'4 x 8'10

Window overlooking the garden, range of storage units with wood work tops, integrated gas hob, extractor hood and electric oven, further appliance space, tiled floor, gas boiler.

Lobby Area: Doors to front and garage, opens to:

Garden Room: 11'8 x 9'3

Triple aspect with a door to the terrace and views across the garden: appliance space.





Dining Room/Bedroom 2: 11'2 x 9'4  
Front aspect and radiator.

Bedroom 1: 11'10 x 11'10  
Front aspect, double cupboard, radiator.

Bathroom: Fitted with a white 3-piece suite including a shower above the bath. Window, tiling: radiator and airing cupboard.

Stairs to Landing:

Bedroom 3: 12'6 x 8'1  
Superb views across the garden and farmland beyond, wood style floor, recess with built-in wardrobe.

Bedroom 4: 9' x 5'8  
Views to rear, radiator and wood style floor.

Shower Room:  
Comprising a 3-piece suite, wood style floor.

Outside

Front Garden: Laid to lawn with a mature apple tree and a bank of mature shrubs providing privacy. A tandem length drive leads to:

Garage: 16'6 x 8'3  
Up/over door, light and power, door to lobby.

Rear Garden:  
A lovely feature with a paved terrace leading out to an area of lawn with beautifully planted borders featuring established shrubs and plants. There are far reaching views across farmland at the rear, the garden extends to 51' and faces east.

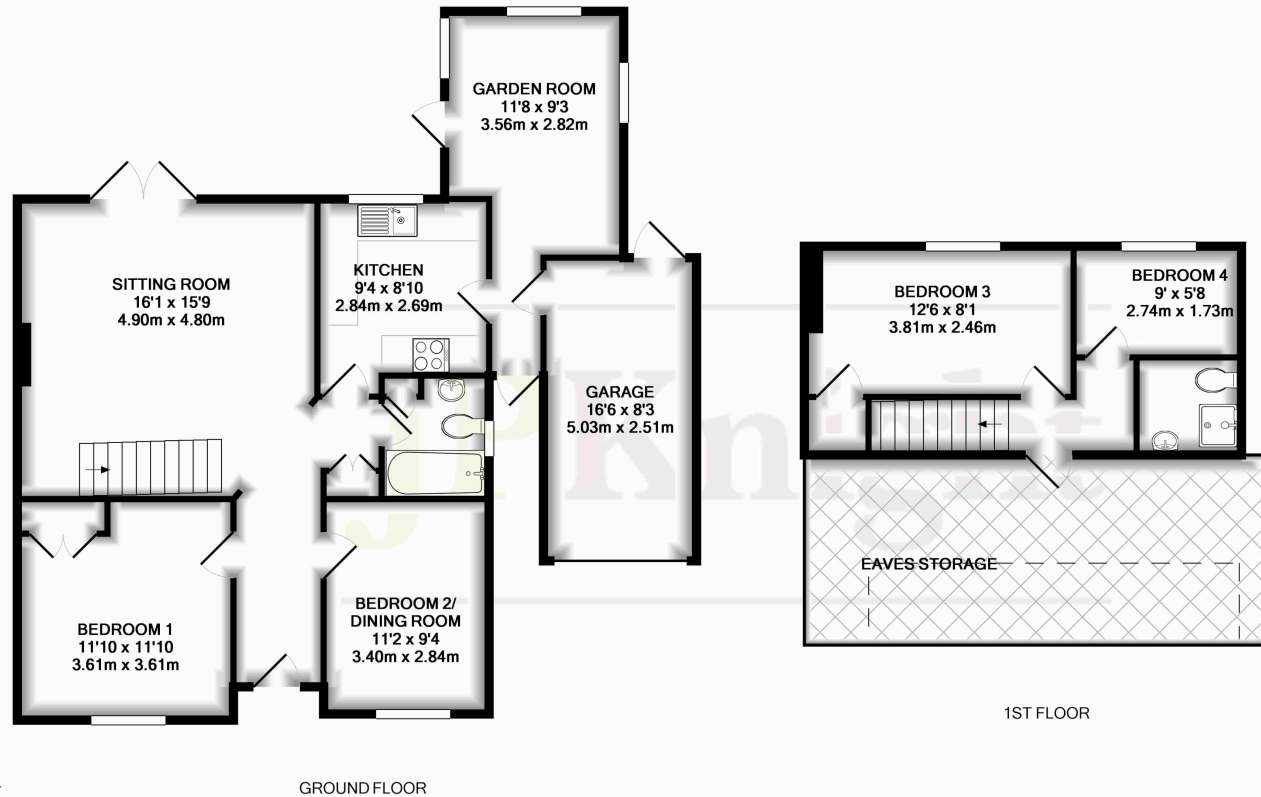


### Directions

Head south out of Wallingford on the Reading Road, follow this to the roundabout and turn right at the roundabout onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, at the twin roundabouts turn left by Tesco into Ilges Lane. Take the first right into Panters Road, this becomes Queens Road and Lapwing Lane is on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
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.

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 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  
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