

PROPERTY AGENTS

JPKnight



73 Papist Way, Cholsey OX10 9QH



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An imposing five bedroom double fronted family home built in c.1934 with later additions, ideally located on this popular residential road with close proximity to the village centre shops and amenities and just a short walk from the train station with direct access to London Paddington in under an hour.

Accommodation benefits three receptions rooms with a large store room which could be converted to additional living space, and 18' kitchen/dining room and utility/shower room. Upstairs there are five bedrooms and a bathroom.

The secluded rear garden is a lovely feature extending to 56' with mature landscaping and wildlife ponds, shed and gated access to the front where there is driveway parking for three cars.



Tenure - Freehold

The property is double glazed with gas central heating to radiators and is fitted with photovoltaic panels.

Accommodation

Enclosed entrance porch with quarry tiled floor and front door with stained glass inset.

Entrance Hall: Wood floor, under-stair cupboard, radiator, stairs to landing.

Living Room: 20'1 x 11' Dual aspect with window to the front and French doors to the garden, picture rail, two Radiators, feature fireplace with original 1930's wooden surround and over mantle.

Family Room: 12'5 x 9'10 Front aspect, radiator and picture rail.

Study: 9'2 x 9' Wood floor, side aspect, radiator and picture rail.

Kitchen/Dining Room: 18'4 x 11' Two windows to garden and one to side, fitted with a range of storage units with wooden worktops, space for gas cooker with extractor hood above, dishwasher, fridge and larder cupboard, radiator, downlighters, boiler.





Utility/Shower Room: Window to side, white three-piece suite including a shower, worktop with appliance space under, chrome radiator.

Storeroom: 14'4 x 6'8 Door to front and double doors to rear garden, range of storage units with worktop and stainless steel sink, wood style floor, Velux window.

Stairs to landing: Loft access.

Bedroom 1: 12'4 x 11'1 Window to rear garden, picture rail radiator.

Bedroom 2: 15'7 x 10' Two windows to the front, cupboard, picture rail and radiator.

Bedroom 3: 11' x 10'9 (excl. doorway) Window to front, wood floor, picture rail, radiator and cupboard.

Bedroom 4: 11'7 x 9' Window to side, picture rail, radiator, airing cupboard.

Bedroom 5: 11' x 8'2 Rear aspect, radiator.

Bathroom: Fitted with an ivory three-piece suite, part tiled walls, wood style, window, radiator.

Outside

The rear garden extends to 56' in length with a central lawn flanked with shrub and flower borders. There is a paved terrace either end linked by a path with a small wildlife pond to the rear and additional pond by the house with a timber fence boundary and shed.

To the front there is a gravel driveway with a walled flower border, mature shrubs and hedges and bike storage cupboard.



Directions

From our office turn right onto Marys Street and continue onto Reading Road. Proceed straight over the roundabout for 1.6 miles and turn right into Papist Way where the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

