



The Forty, Cholsey, OX10 9LH



The Forty, Cholsey

Set in the historic heart of this sought after village with beautiful views across the village green this charming Grade II listed cottage is believed to date from c.1700. As well as the aspect across the forty it also has a secluded west, south west facing garden with a studio at the end.

The property has 2 double bedrooms, an attractive 3-piece bathroom, kitchen-breakfast room and sitting room with brick fireplace housing a log burning stove. There is a communal parking area on the Forty for use by the residents. This superb location also has the village amenities, including small supermarket, opposite and the train station is just a few minutes walk.



Tenure - Freehold

Accommodation

Front Door to:

Sitting Room: Delightful view of the village green, there is a wood floor and a brick fireplace with a Clearview log stove on a slate hearth. Cupboards with display shelving flank the chimney breast, radiator.

Kitchen/Breakfast Room: Double glazed window to the rear, attractive terracotta tiled floor, range of storage units with wood worktops and white sink unit. There is a Kenwood range set in the chimneybreast, Bosch dishwasher and washing machine, downlights, stairs to landing. Space for fridge/freezer, cupboard housing gas boiler.

Rear Lobby: Stable door to the garden, terracotta tiled floor.





Outside

Bathroom: White 3-piece suite, shower unit and shower screen over the bath, part tiled walls and brick flooring, double glazed window, downlights, panelling with dado rail.

Stairs to Landing: Downlights, loft hatch.

Bedroom 1: View of the village green, feature cast iron fireplace, shelving flank the chimneybreast, fitted wardrobes, radiator, exposed wall timbers.

Bedroom 2: View of the garden, feature fireplace with pine surround and tiled hearth, wood floor, radiator, exposed wall timbers, over stairs cupboard, wardrobe.

To the front there is a small garden enclosed by a picket fence abutting the Forty (village green).

Rear Garden: Gravelled seating area, rose arbour through to an area of lawn bordered by banks of established shrubs and plants, timber fencing. A path leads through past further mature planting to a further garden with area of decking and the studio.

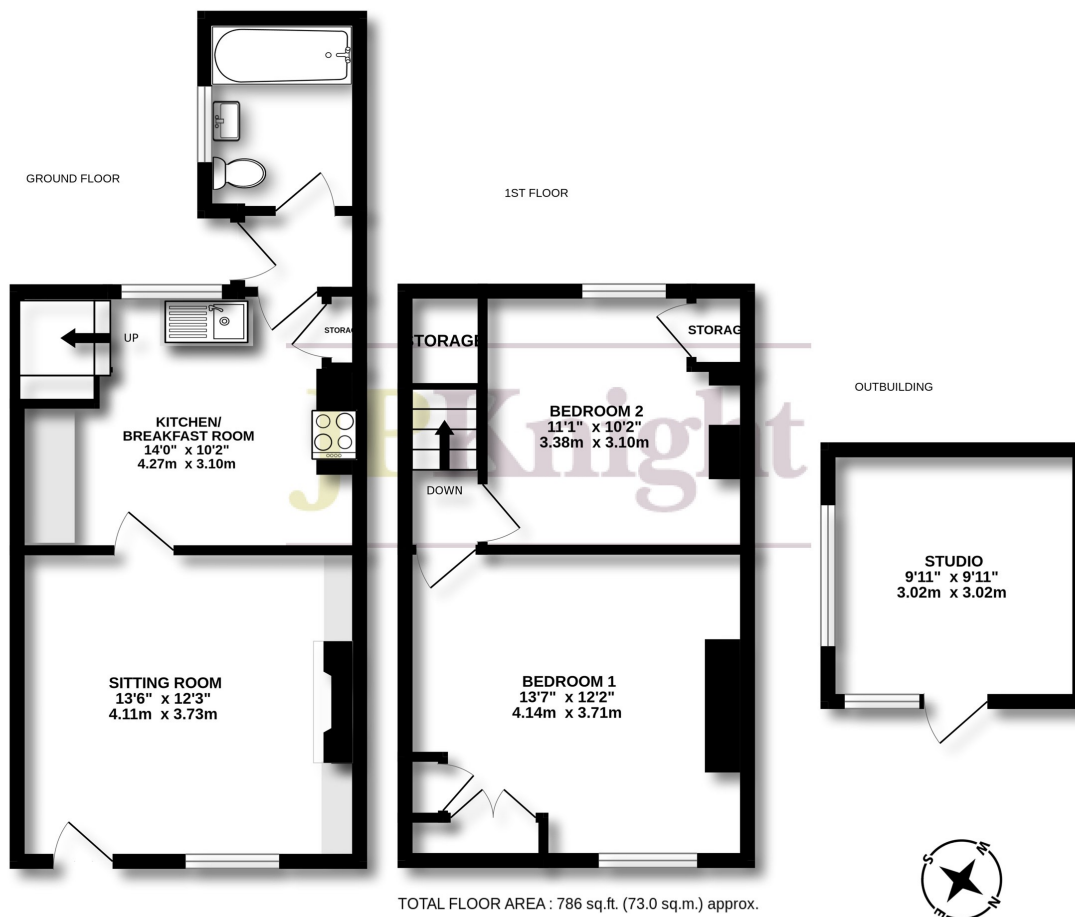
The property has a shared access via the garden of no.1 to the road.

Rear Studio: Gable window to the side, window and casement door to the garden.



Directions: From our offices turn right onto Market Place, then right onto St Mary's Street, continue onto Reading Road. Take the 3rd exit off the roundabout onto A4130, then the 1st exit onto Wallingford Road, at the roundabout, take the 1st exit onto The Forty, at the roundabout, take the 2nd exit and stay on The Forty, at the roundabout, continue straight onto Station Road, the house will be on the right.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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