



Ratcliffe Court, Cholsey OX10 9QF



Ratcliffe Court, Cholsey

A charming single storey Grade II listed terraced cottage, originally built in 1870 with striking Victorian architecture within a former hospital and converted to a lovely home in 2019. It is finished to a high standard throughout and features beamed and vaulted high ceilings along with a stylish kitchen and bathroom.

The delightful accommodation includes a fabulous double aspect, open plan living room/kitchen along with a bedroom with fitted wardrobes and a bathroom.

There are attractively landscaped communal grounds of 80 acres running down to the Thames, this great location is also close to the train station.

Tenure - Freehold

Accommodation

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

Front door with full height side window to:

Entrance Hall: Wood style floor, ceiling beam, downlighters.

Utility Cupboard: Bosch washing machine with storage shelving above.

Living Room/Kitchen

Living Area: An open plan room featuring a double aspect with windows to front and rear and a dramatic 13'6 vaulted ceiling with exposed beams. Wood style floor and two radiators.





Kitchen: Fitted with a range of storage units with worktops and stainless steel sink, bespoke breakfast bar and shelving. Integrated appliances comprising a Bosch induction hob with glass back plate, extractor hood, electric oven, fridge, freezer and a slimline dishwasher. Wood style floor, cupboard housing gas boiler, down lighters and pelmet lighting.

Bedroom: Fitted with bespoke wardrobes flanking a central drawer unit with TV shelf, range of high-level cupboards, radiator, vaulted ceiling and window.

Bathroom: Fitted with a white three-piece suite including bath with shower and shower screen above, part tiled walls with large wall mirror, chrome radiator, wood style floor, downlighters and window.

Outside:

Allocated parking space.

Garden: Lovely feature extending to 36' facing south-east and including a paved terrace and pathway, enclosed by wrought iron railed fencing with areas of gravel and established hedges and border planting, outdoor tap.



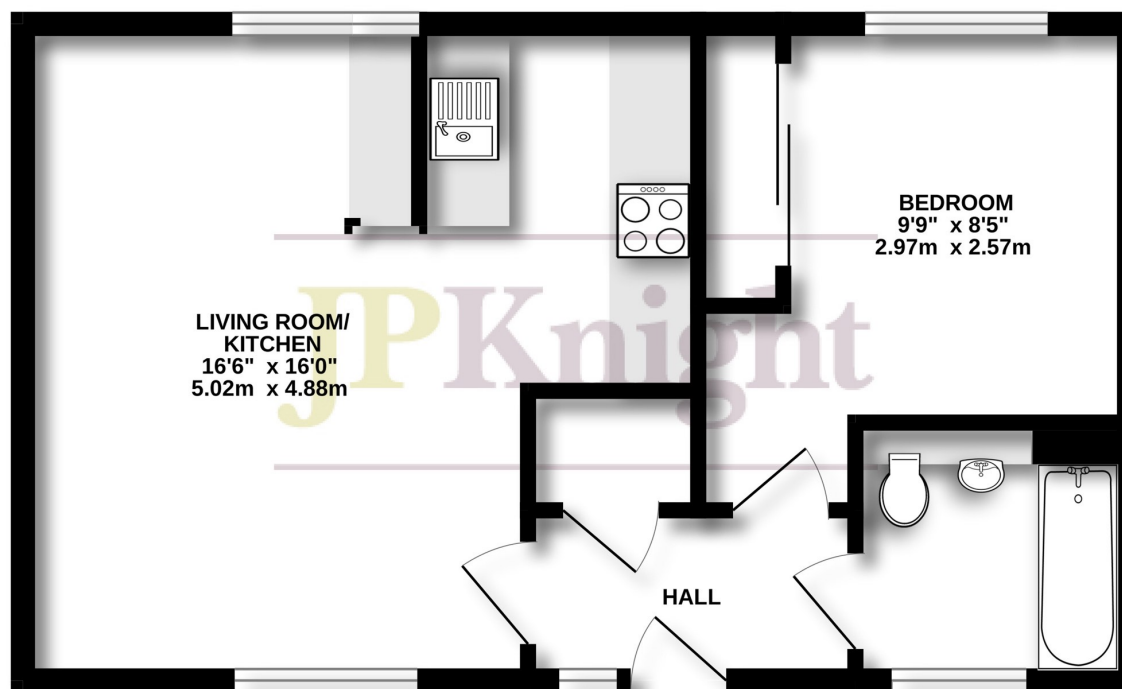
Directions: Turn left from our offices into St Martin's Street, follow this through Market Place heading south through town and out onto the Reading Road. Follow the road across the large roundabout onto the A329 Reading Road and continue for 1.4 miles, then after the layby take next left into Cholsey Meadows (Ratcliffe Court). Follow the road round the right hand bend, the entrance to the courtyard is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 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.



GROUND FLOOR



TOTAL FLOOR AREA : 495sq.ft. (46.0 sq.m.) approx.

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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