



Station Road, Cholsey OX10 9PT





## Station Road, Cholsey

A charming period home believed to date from c.1911 and featuring a double length driveway and secluded and established 47' east facing garden.

The property is set in an attractive residential area within easy walking distance of both the shops in the village centre and the train station.

The house has 3 bedrooms and bathroom to the first floor, downstairs there is a sitting room with fireplace, dining room, kitchen / breakfast room and utility/cloakroom.

The property has gas central heating to radiators and is double glazed throughout.



## Tenure - Freehold

Front door:

Opens to Entrance Hall: Stairs to landing.

Sitting Room: Large bay window overlooking the drive and garden to the front, fireplace with pine surround and cast inset with a tiled hearth. Shelving to the side of the chimney breast, picture rail and radiator.

Dining Room: Double aspect with windows to the rear and side, feature cast iron fireplace with tiled hearth, picture rail, radiator and under stair storage cupboard.

Kitchen/Breakfast Room: French doors and a window to the side, range of storage units with wood worktops and white sink, electric cooker, further appliance spaces, radiator, feature tiled fireplace, recess with mantle above, gas boiler.







Cloakroom/Utility Room: Range of storage units with wood worktops, stainless steel sink appliance spaces, low level WC, radiator and two windows.

Stairs to Landing: Radiator, loft access.

Bedroom 1: Two windows to the front, two wardrobes, cast iron fireplace and radiator.

Bedroom 2: Window to the side, wardrobe, cast iron fireplace and radiator.

Bedroom 3: Window to the rear, radiator.

Bathroom: Fitted with a white three-piece suite including bath with shower unit and screen, radiator, part tiled walls, wood floor and cast iron fireplace, window.

Outside:

To the front: A cobble affect driveway with area of grass to the side, flower bed and timber fencing, paved path leads to the front door.

Rear Garden: A large paved terrace with step up to an area of garden enclosed by brick walling and timber fencing with mature tree, shrubs and bamboo. Area of paving to the rear with timber garden shed.



### Directions:

Turn left from our office and follow through the Market Place along the Reading Road to the roundabout - turn right, then at the next roundabout turn left into the Wallingford Road. Follow this to the centre of Cholsey and turn left at the mini roundabout; at the twin roundabouts turn right onto Station Road, the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
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.

