



Ipsden Court, Cholsey, OX10 9GD



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An immaculately presented first floor apartment in this luxury conversion of a Grade II listed Victorian hospital set in beautifully maintained grounds. Its period detail includes 11' ceilings, panelling and tall sash windows.

The staircase only leads to this apartment with a spacious landing and accommodation including a large entrance hall leading to the 25' living-dining room-kitchen. A bright space with tall double sash windows there is a stylish kitchen with breakfast bar, two bedrooms and a stylish bathroom.

Communal parkland of 80 acres reaches down to the River Thames and far reaching views of the Chiltern Hills beyond. The property has one allocated parking space and is within walking distance of Cholsey station with direct trains to London in under an hour.



Tenure - Leasehold

Accommodation

Communal Entrance: Stairs rise to first floor, this is the only apartment set of this staircase.

Entrance Hall: Wood style flooring, radiator.

Walk-in Store: With a sash window and 2 cupboards.

Living/Dining Room/Kitchen.

Living/Dining Area: Featuring a dramatic 10' high ceiling there are 2 tall twin sash windows looking over well maintained communal gardens, the walls are partially panelled and there are 2 radiators.

Kitchen: Attractively fitted with a range of storage units including an island unit/breakfast bar with worktops and stainless steel sink, electric ceramic hob with stainless steel back plate, extractor hood, electric oven, dishwasher and washing machine, downlighters.





Bedroom 1: Tall sash window, radiator.

Dressing Room: Double glazed sash window, radiator.

Bedroom 2: Tall sash window and radiator. Airing cupboard housing gas boiler and slatted shelving with cupboard above housing Triton air recirculation unit.

Bathroom: White 3-piece suite including shower unit and shower screen over the bath, part tiled walls, heated radiator, tall sash window and downlighters.

Outside:

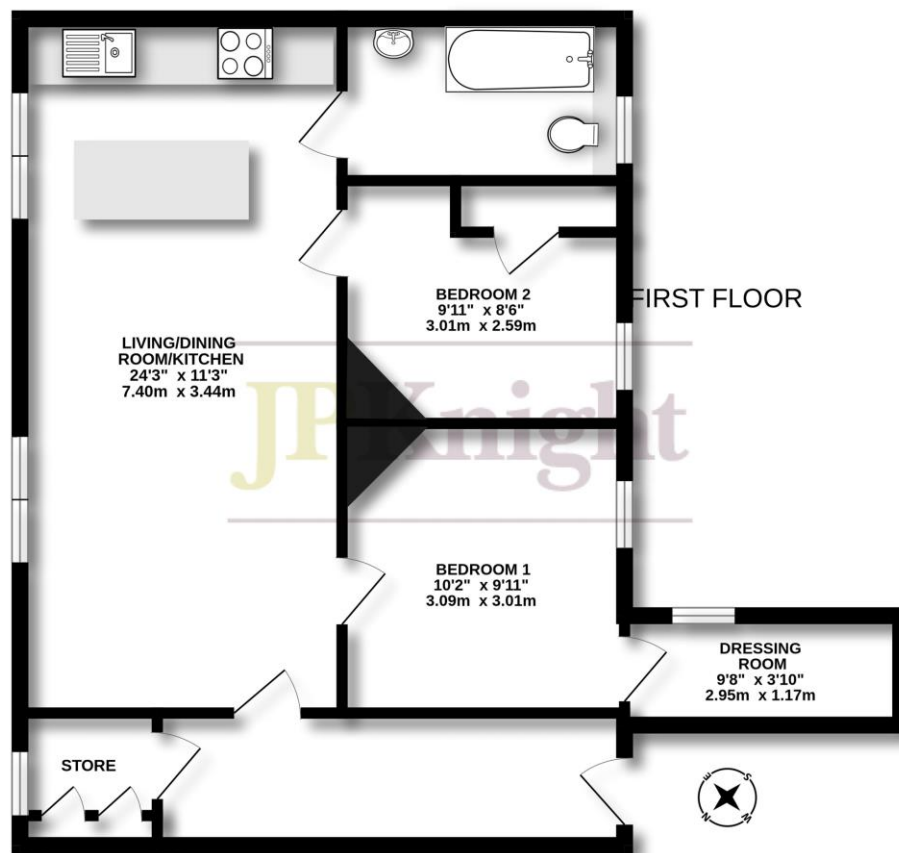
Allocated parking space along with visitor parking spaces.

This popular development features well maintained communal grounds, allocated and visitor parking, bike stores and an abundance of countryside walks right on the doorstep. There is a cricket ground and Great Hall with an active community.



Directions: Leave Wallingford heading south on the Reading Road: follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the new apartments, turn left into Rotherfield Rd. At the end turn right, follow the road past the cricket field parking on the left and walk into the last gate on the right before the wall into the communal garden, a path leads to the property.

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 FLOOR AREA : 570sq.ft. (53.0 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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