



3d Cross Road, Cholsey, OX10 9PE  
Offers In Excess Of £450,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Complete with solar panels & underfloor heating is a brand new detached bungalow; finished and ready to move into.

Located in an established part of the village of Cholsey, a short walk to the village centre, is a pair of detached modern bungalows ideal for those looking for an easy retirement and no work to do.

The properties have been designed with the occupants in mind with a large boarded loft space providing ample storage and solar panels that generate free electricity throughout the day to help keep bills low. Underfloor heating throughout also offers comfort and convenience.

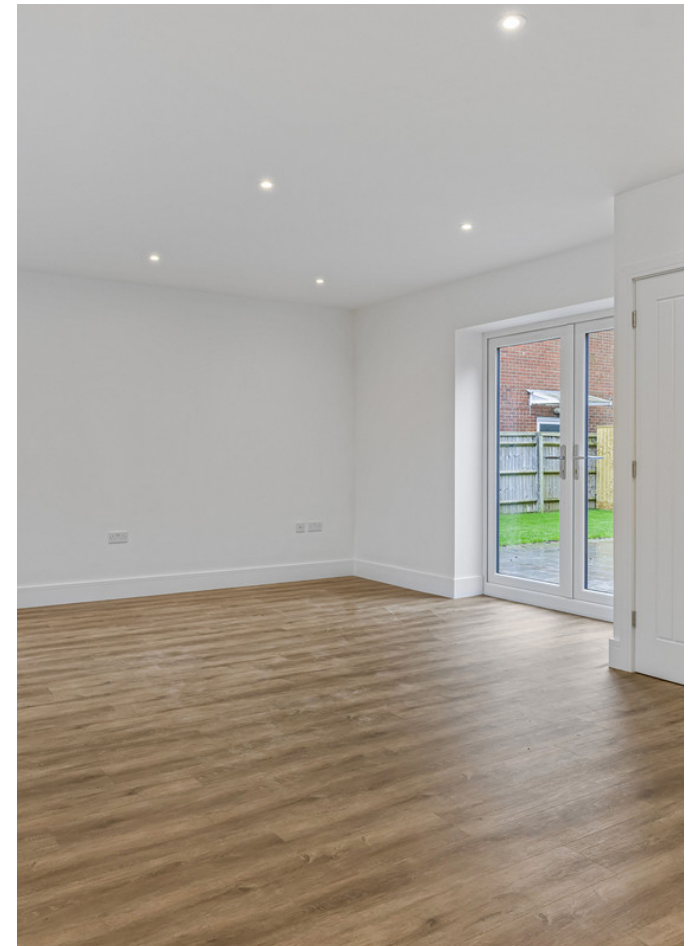
At the front is paved off street parking for two vehicles and a ramped entrance for ease of access. Once inside there is a large open plan kitchen, diner and lounge area with double doors out to the rear gardens. The kitchen has been fitted with all of the appliances required including a double oven, fridge/freezer, ceramic hob and dishwasher.

Further on is the brand new shower room with floor to ceiling tiling, separate bath and low threshold shower for absolute convenience. This is next to the two bedrooms towards the rear of the property. The principle bedroom also offers the pleasant feature of double doors out onto the patio to enjoy your morning coffee.

Outside there is a generous low maintenance garden with grass area for pets or a potential veggie patch. Additional outside space for bikes or a shed can be found around the back of the property.

This bungalow also comes with a 10 year build warranty and no onward chain complications.





## Key Features

- Solar Panels & Underfloor Heating
- Two Bedrooms
- Large Open Plan Living Space
- Shower Room with Bath
- Off Street Parking
- Enclosed Rear Garden
- Large Loft Storage
- 10 Year Building Warranty
- Finished & Ready to Move into

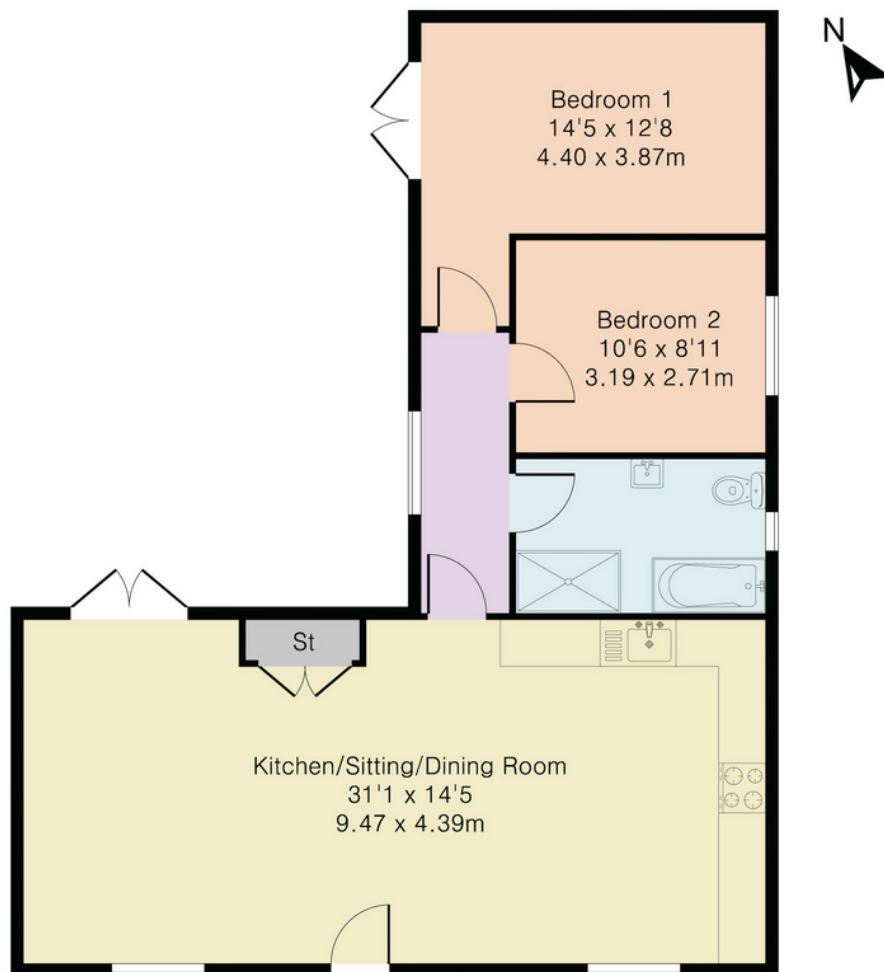
## The Location

The property is located in the village of Cholsey which has a number of shops including a Tesco local store pharmacy hairdressers cafe several public houses restaurants and a superb family butcher. The local primary school is held in high regard and a huge draw to the village is its train station located on the main line from Oxford to London (and Reading).

The village has an active community with regular village events, sports clubs and bus service to neighbouring towns.

-----  
Additional Information

Approximate Gross Internal Area 808 sq ft – 75 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Wallingford Office**  
72 High Street, Wallingford  
Oxfordshire, OX10 0BX

T 01491 833 833  
E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

