



Papist Way, Cholsey, OX10 9QJ  
£495,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated on this popular road in the sought after village of Cholsey this three-bedroom semi-detached property offers huge potential to extend and reconfigure throughout.

The ground floor accommodation comprises; entrance hall, a spacious kitchen/diner and a comfortable lounge area featuring a bay window and a character fireplace. To the rear, a useful extension provides additional living space, ideal for use as a snug, home office, or formal dining room. Upstairs, the property offers two well-proportioned double bedrooms, a further single bedroom, and a family bathroom. Externally, the home benefits from a generous south-facing rear garden enjoying open field views, there is also a substantial outbuilding, offering further versatility, along with a garage. To the front there is ample driveway parking for multiple vehicles.

With its excellent location and significant scope for improvement, this property presents a rare opportunity. To fully appreciate the potential on offer, early viewings are highly recommended

Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.





## Key Features

- No onward chain
- 3 bedroom semi detached property
- Village location
- Generous sized rear garden with field views
- Kitchen/diner
- Lounge with open fireplace

## The Location

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Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



## Approximate Gross Internal Area 1010 sq ft - 94 sq m

Ground Floor Area 599 sq ft - 56 sq m

First Floor Area 411 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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