



Reading Road, Cholsey, OX10 9HJ
£519,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Set in an enviable location within reach of both the River Thames and Cholsey Village Train Station is an immaculately presented three bedroom Victorian Cottage.

This characterful cottage comprises; entrance hall which leads in one direction the Dining Room and the other direction into the Sitting Room with its wood burner and French doors out to the garden. The Kitchen / Breakfast Room floods with natural light with sleek white units plus a very handy Utility Room and cloakroom. The first floor of the cottage has Three Bedrooms plus the Family Bathroom. This beautifully presented three bedroom semi-detached home has been upgraded by the current owners and now provides a wonderful family home with accommodation over two floors. Forming part of the original and stunning Victorian Hospital complex that is now part of the Cholsey Meadows development, this cottage is a real standout.

The gardens of the cottage wrap around three sides with fantastic areas for outside dining plus an abundance of plants and shrubs plus there is a double width car port to the side of the property.





Key Features

- Beautifully Presented Cottage
- Three Bedrooms
- Sitting Room & Dining Room
- Breakfast Kitchen
- Utility Room & Cloakroom
- Double Car Port
- Cottage Gardens



The Location

The immediate area surrounding the cottage is Cholsey Meadows which was established in 2012 and is home to a converted former Victorian Hospital and set in over 100 acres of grounds.

The development offers open spaces, a play area, Great Hall and cricket pitch. There is also access to the River Thames and it is within close proximity to the village of Cholsey with several shops including a Tesco local store, pharmacy, hairdressers, cafe, several public houses, restaurants and a superb family butcher. A huge draw to the village is its train station located on the main line from Oxford to London (and Reading). The village also provides large sports fields, tennis & sports clubs and social events as well as access to countryside walks and easy drive-able access to the nearby market town of Wallingford.

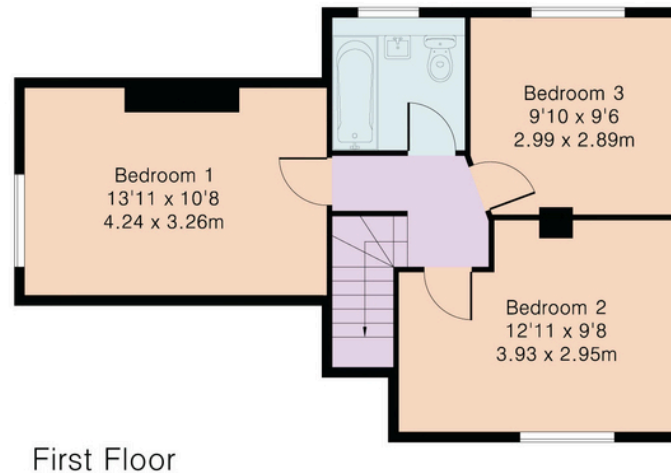
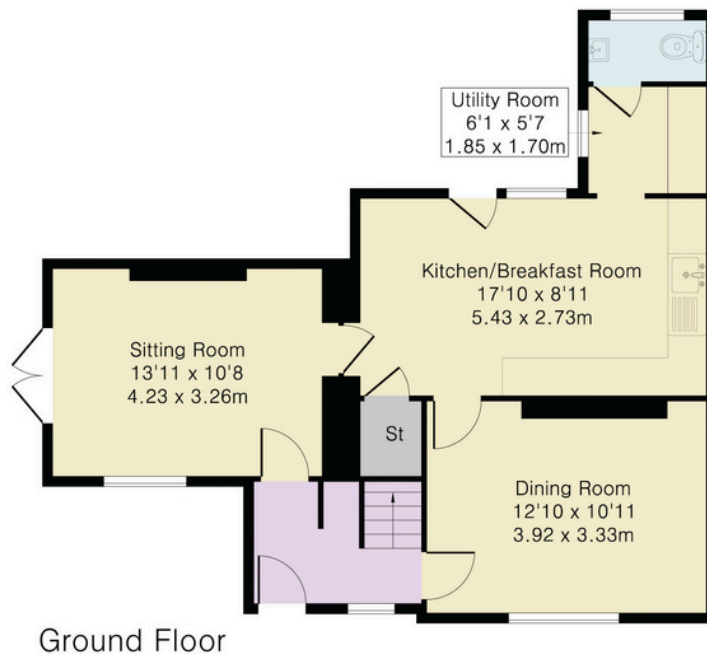


Thomas Merrifield and their clients give notice that:

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.

Approximate Gross Internal Area 1178 sq ft – 109 sq m
Ground Floor Area 640 sq ft – 59 sq m
First Floor Area 538 sq ft – 50 sq m



Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS