



## 6 Ruttle Close

, Cholsey, OX10 9FP

**Guide price £425,000**



Welcome to Ruttle Close, Cholsey - a charming location that could be the perfect setting for your new home. This delightful mid-terrace house, built in 2013, offers a modern living experience in a sought after area surrounded by 100 acres of beautifully landscaped communal grounds with popular café and nearby Cholsey station offering mainline trains, to Oxford, Reading and Oxford.



## Description

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With three inviting bedrooms, there's ample room for a growing family or for hosting guests. The sunny rear garden is a lovely spot to enjoy a cup of tea on a lazy Sunday morning or to entertain friends on a warm summer evening.

Situated close to the Thames Path, this home offers not just a comfortable living space but also the opportunity to explore the natural beauty of the area. Whether you enjoy leisurely walks along the river or simply want to soak in the tranquillity of the surroundings, this location has something for everyone.

Entry hall with cloak room leading to the spacious kitchen / breakfast room with built in appliances and plenty of storage, off the hallway to the rear of the property is the light and spacious living / dining room with understairs storage and French doors on to the rear patio terrace and garden.

Upstairs leads to the spaciously landing with large airing cupboard, further storage with MVHR system.

Double bedroom to front of property with built in storage and En suite shower room with large shower, WC and basin

Double bedroom to rear with built in wardrobes. Further small double / good sized single to the rear of the property currently used as an office

Outside to the light and sunny garden with patio terrace, shed and rear gated access.

Gas central heating with MVHR (Mechanical Ventilation Heat Recovery system)

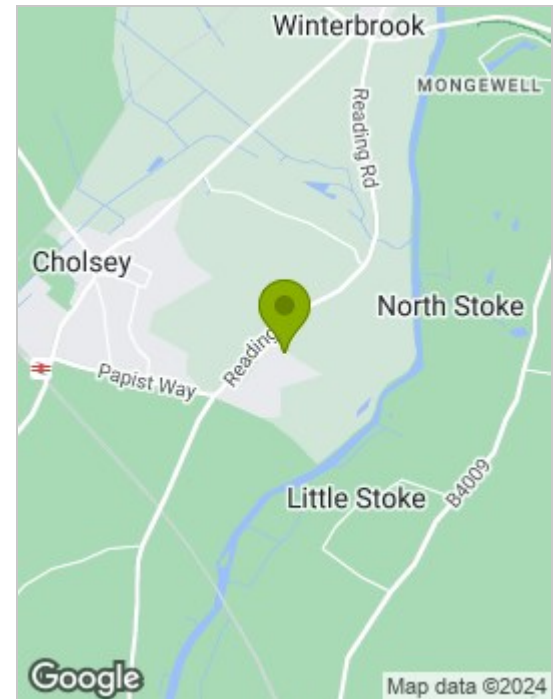
Cholsey village is approximately 1.2 miles / 20 minute walk with its mainline station, Tesco express, pharmacy, local butchers and other shops & takeaways.

Service charges approx. £750 per annum based on 2023 to 2024.

Wallingford town centre is also within a short drive, with its popular market place and local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus.

Don't miss out on the chance to make this property your own and experience the best of what Cholsey has to offer. Contact us today to arrange a viewing and take the first step towards calling this lovely house your home.

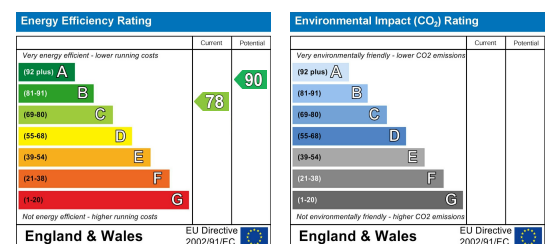
## Area Map



## Floor Plans



## Energy Efficiency Graph



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