



1 RATCLIFFE COURT

CHOLSEY MEADOWS ♦ NR WALLINGFORD ♦ OXFORDSHIRE

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♦ OXFORDSHIRE

Cholsey Station - 1 mile ♦ Wallingford - 2 miles ♦ Goring on Thames

- 4 miles ♦ Oxford - 15 miles ♦ Henley on Thames - 11 miles ♦

Reading - 12 miles ♦ M4 at Theale (J12) - 13 miles ♦ M40 at

Lewknor (J6) - 14 miles ♦ Newbury - 15 miles ♦ Didcot - 8 miles

(Distances approximate)

Listed Grade II, an attractive and well-appointed 2 bedroom home on the edge of the successful Cholsey Meadows development, incorporating numerous high quality fittings, and with a garden and parking bays.

♦ High quality specification

♦ Excellent road and rail communications

♦ Wide Front Porch with Entrance Hall and Cloakroom

♦ Designer Kitchen with good quality units, work surfaces and integrated equipment

♦ Sitting Room with Dining Area having French doors opening into the conservatory

♦ Bedroom 2 with fitted wardrobes

♦ Landing with trap access to Loft

♦ Master Bedroom with fitted wardrobes

♦ Bathroom with Shower over the bath

♦ 2 Parking Bays

♦ Paved garden with Store



SITUATION

Cholsey Meadows situated just to the South of Wallingford on Thames is a major development of high quality homes set in 100 acres of Parklands extending down to the River Thames and includes an historic Grade II Listed building, a protected Nature Reserve and Water Meadow.

The main village of Cholsey lies just West of Cholsey Meadows and is easily accessible. It offers a good range of facilities including a Tesco Express with Post Office, highly regarded Butchers and several other shops as well as a newly built Village Hall with excellent Sports field and amenities, a Primary School and importantly a mainline Station with commuter services up to to London (Paddington) in under the hour.

The historic Old Market Town of Wallingford on Thames granted a Charter in 1158 by Henry II is also within 2 miles and boasts an excellent range of shops and amenities from Waitrose to the Corn Exchange a Theatre cum Cinema.

Cholsey Meadows already boasts a Cricket Field and Pavilion, and a Great Hall which can be hired for functions, and once completed in Spring 2015 is proposed to have a Farm Shop and Café/Bistro, Children's Play Area and Allotments for rent.

PROPERTY DESCRIPTION

Listed Grade II, 1 Ratcliffe Court is traditionally constructed with a high-quality specification, the accommodation throughout is light and bright benefiting from larger windows, and the high ceilings add to the feeling of space.

Other features include inset ceiling lighting, wide doors and a wide balustraded staircase.

OUTSIDE

The property is approached over a pavior roadway with hard landscaped footpaths along each side. There are 2 parking bays close by. At the rear is a fully enclosed garden with a paved terrace, suitable for Al Fresco Dining.

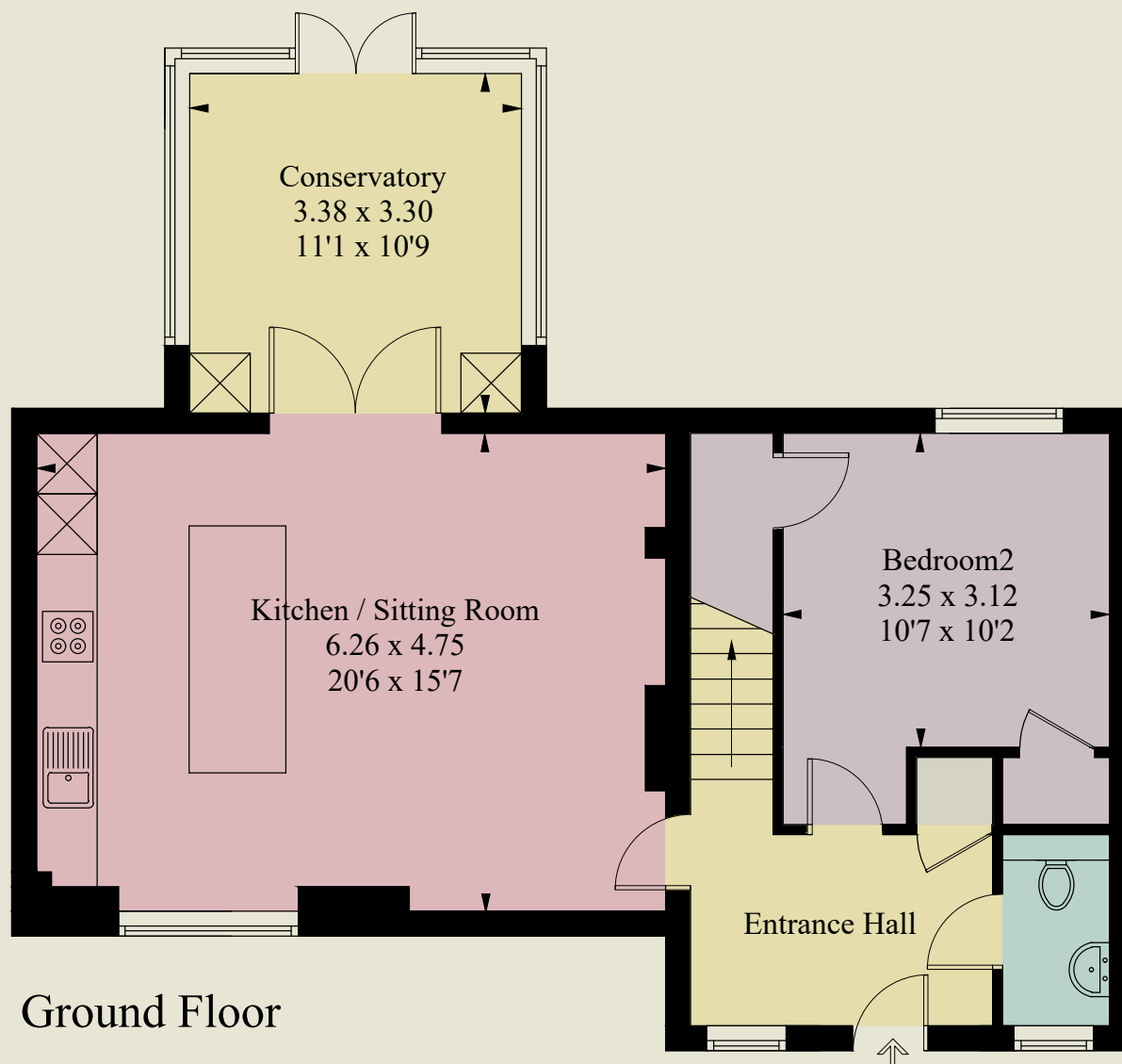
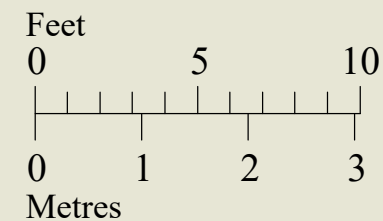
CHOSLEY MEADOWS RESIDENTS ASSOCIATION

Each property owner currently pays a sum of £350 per annum towards the cost of upkeep of the communal parts and this includes £50 which is paid to the Trust who organises and runs Community Events.

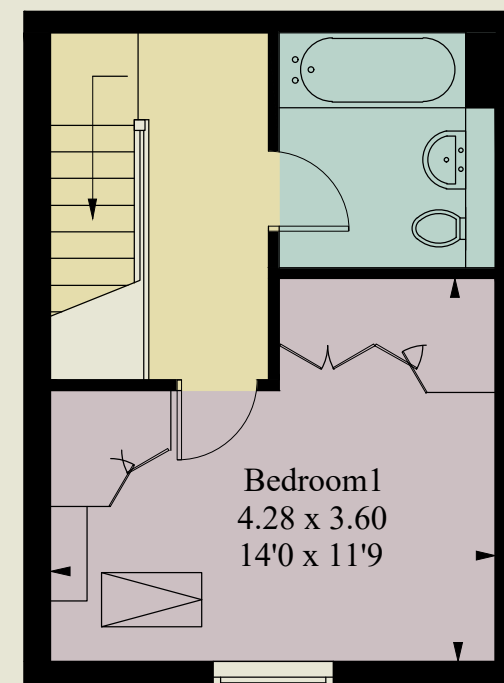


1 Ratcliffe Court, Cholsey Meadows, Cholsey, Oxfordshire, OX10 9QF

Approximate Gross Internal Area = 90 sq m / 968 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 375

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired wall boiler. Secondary hot water from immersion.

Council Tax: C

Energy Performance Rating: C

Postcode: OX10 9QF

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and over the River bridge to the top of Streatley High Street. At the traffic lights turn right onto the A329 Wallingford Road and leave the village. Continue through Moulsoford and after passing over the traffic lights on the railway bridge Cholsey Meadows will be seen on the right hand side in a further ½ mile take the last turning right into the Development and 1 Ratcliffe Court is found on the left hand side opposite the Ox Shed Café.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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