



9 HONEY LANE

CHOLSEY ♦ OXFORDSHIRE

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Cholsey Station - 5 min walk ♦ 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 and times approximate)

Located in a convenient village setting, within close walking distance to the River Thames and amenities of Cholsey, including a mainline railway station with Paddington under the hour, and close driving distance to the market town of Wallingford.

A detached bungalow with generous accommodation, including 2 bedrooms, 3 reception rooms, study and shower room of approximately 1,496 sq ft, including garage within a lovely mature private garden and having potential to extend, subject to planning.

A well presented bungalow with garage within a generous mature plot of 0.155 of an acre, with no onward chain.

- ♦ Entrance Hall
- ♦ Sitting Room
- ♦ Fitted Kitchen
- ♦ Dining Room
- ♦ Conservatory
- ♦ Study
- ♦ Shower Room
- ♦ 2 Double Bedrooms with built in Wardrobes

- ♦ Front driveway

- ♦ Garage

- ♦ Mature garden with Shed

- ♦ NO ONWARD CHAIN



SITUATION

Lying at the foot of the Berkshire Downlands, close to the River Thames is the fair sized village of Cholsey situated approximately 2 miles southwest of Wallingford and surrounded by a pleasant rural landscape designated an area of 'Outstanding Natural Beauty'.

The original settlement dates back to Saxon times but since 1950 the Village has grown considerably from its modest origins centred around a small green known as 'The Forty' and now boasts a good range of shops and amenities including a Tesco Express supermarket with a Post Office, a general stores and newsagents, a ladies and gents hairdresser, a highly regarded butcher together with a wide range of trade services including an electrical wholesaler and contractor, a long established building company, plumbing and garden maintenance contractors. There are 2 Restaurants in the Village as well as 2 Public Houses serving food, a Veterinary Practice and a playing field hosting a variety of sports activities including football, tennis and cricket. There is also a well supported Village Golf Society. The Village also has Scout, Cub and Guide packs and an excellent Village Primary School as well as a number of play, nursery and toddler groups for young mums.

Importantly the Village has a mainline railway station with fast, regular commuter services up to London (Paddington) in well under the hour via Reading (20 minutes) and up to Oxford. On the Southern edge of the Village is an impressive Viaduct designed by Isambard Kingdom Brunel in 1840. The late Poet Laureate John Masefield lived at Lollingdon House located just to the West of the Village. The Parish Church of St Mary's, built in 1130, has some of the finest Norman work in the district, including an unspoilt early English chancel and in the church yard can be seen the grave of Agatha Christie.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Cholsey itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The historic old market town of Wallingford on Thames, granted a charter in 1155 by Henry II is within easy reach and offers a wider and more comprehensive range of shops and amenities, including a new large Waitrose Supermarket as well as a family owned departmental store.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

Built in the 1960's, 9 Honey Lane is a traditionally built bungalow with rendered upper elevations and tiled roof. Entrance is into a long entrance hall and door taking you into the sitting room. The sitting room has a gas effect fire and large bay window overlooking the front of the property. The kitchen is fully fitted with wooden units and flows into the dining room. From the dining room, sliding doors take you into the Conservatory which has a wonderful view all across the garden with French doors for access. In the middle of the house is the study area and then the shower room behind. There are 2 double bedrooms, both with built in wardrobes and in the side hall a door taking you out to the garage. There is a generous loft and potential for a loft conversion, which has been completed in neighbouring properties, subject to planning permission.

OUTSIDE

To the front of the property is a hedged boundary, offering privacy. The driveway is fully gravelled and runs across the front as well as up to the garage offering parking for several cars. The garage is detached from the house, but semi detached to the neighbours garage. A gate then leads to the rear garden. Larger than average with mature trees, shrubs and plants, the garden is a private haven adding a wonderful additional to the property. There is a large lawn area for an "al fresco" lifestyle as well as a working garden with vegetable patches and a shed for garden storage.

The entire plot is 0.155 of an Acre.

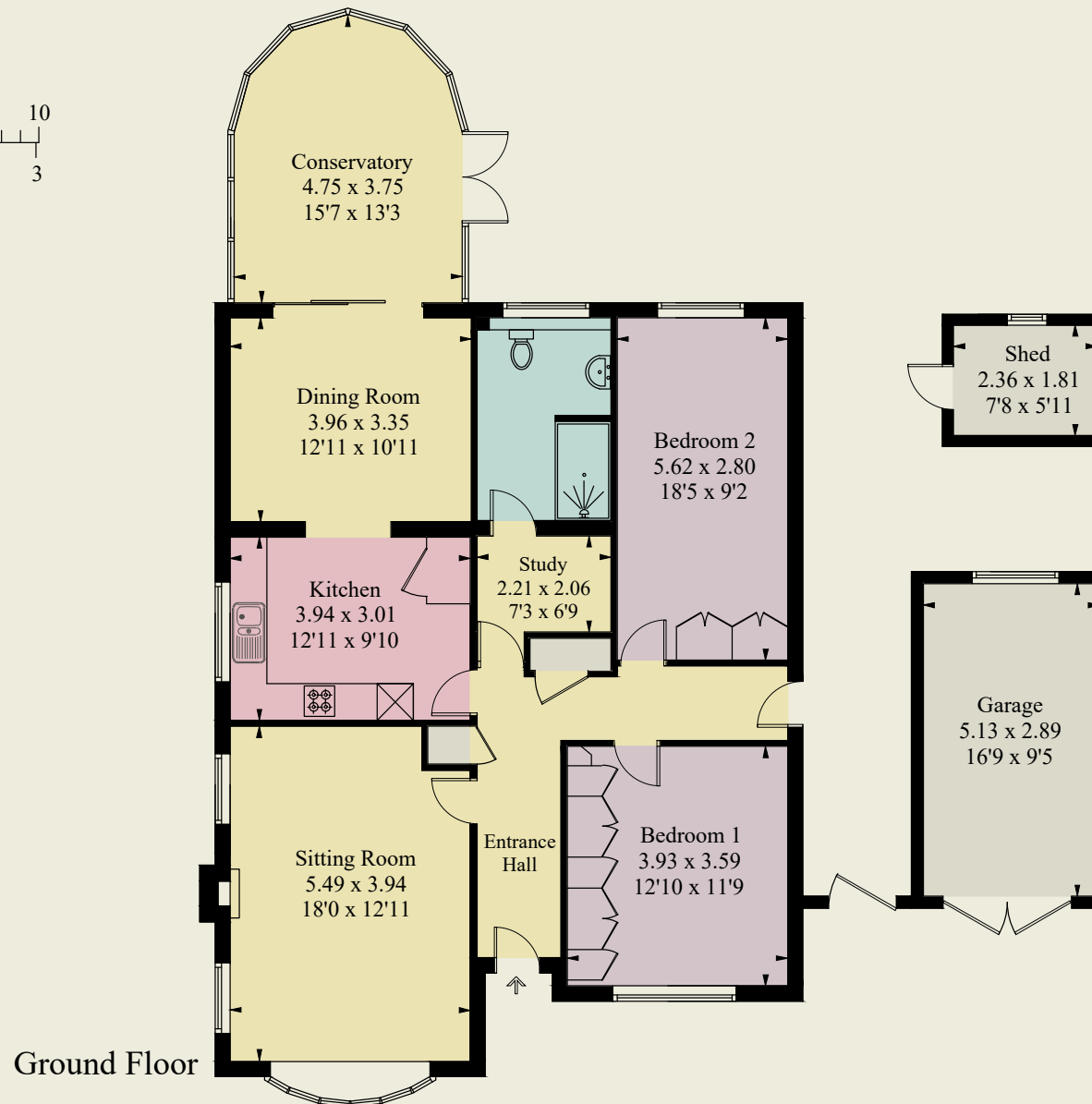
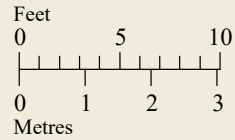


9 Honey Lane, Cholsey, Oxfordshire, OX10 9NL

Approximate Gross Internal Area = 121 sq m / 1302 sq ft

Outbuildings = 18 sq m / 193 sq ft

Total = 139 sq m / 1496 sq ft



CREATESPACE DESIGN ref 555

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



GENERAL INFORMATION

Services: All mains services are connected to the property. Heating and hot water from Gas fired boiler, located in the loft.

Council Tax: E

Energy Performance Rating: C / 70

Postcode: OX10 9NL

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

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 the village of Moulsoford and in a further mile or so you will reach a cross roads. Turn left here into Papist Way and continue along for approximately 200 metres, then turning right onto Honey Lane. Carry on through towards the central village and Number 9 will be found on the right hand side before Pound Lane.

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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