



8 WATERLOO CLOSE

CHOLSEY ♦ OXFORDSHIRE

Warmingham
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Cholsey Station - 1 ¼ miles ♦ 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)

Located on the outskirts of this rural village, within close distance to the River Thames and amenities of Cholsey, including a mainline railway station with Paddington under the hour, and market town of Wallingford.

A well presented ground floor maisonette with 2 bedroom accommodation, parking and west facing garden.

- ♦ Entrance Hall with Cupboard
- ♦ Sitting Room
- ♦ Fitted Kitchen
- ♦ 2 Bedrooms
- ♦ Bathroom with Bath and Overhead Shower

♦ Allocated Parking For 1 Car

♦ West Facing Garden



SITUATION

Lying at the foot of the Berkshire Downs, 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.

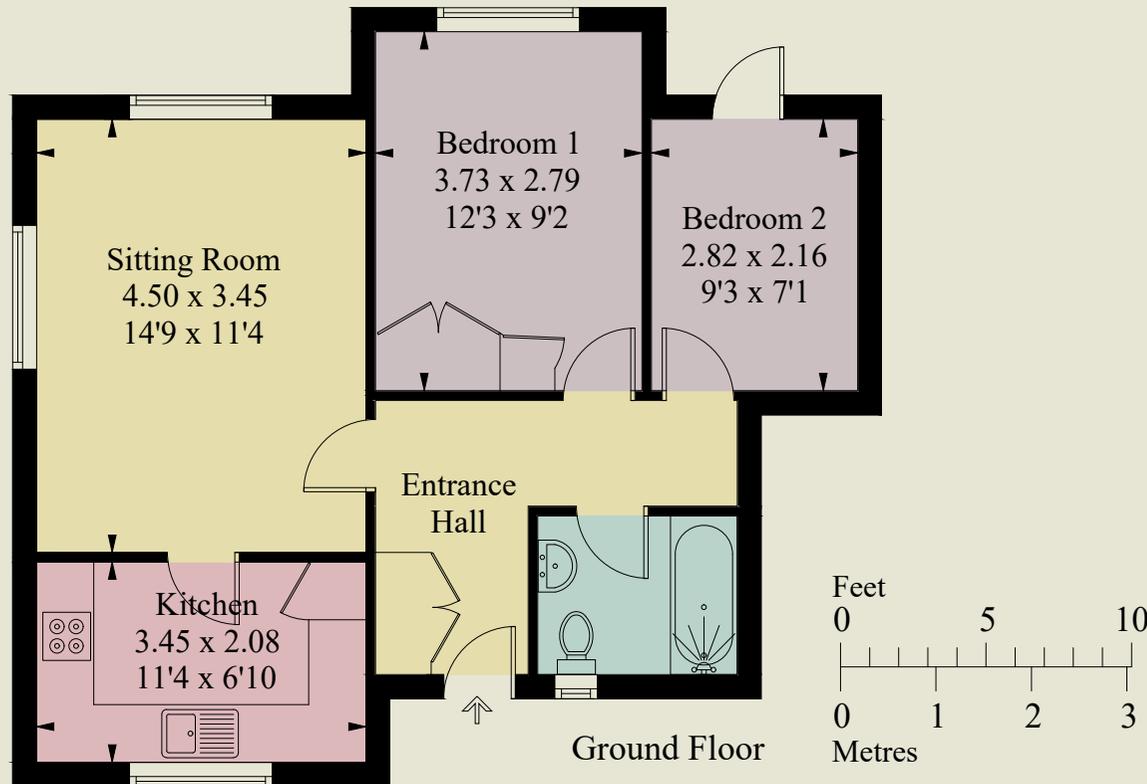
The historic old market town of Wallingford on Thames, granted a charter in 1155 by Henry II is within easy reach and offers a wider and more comprehensive range of shops and amenities, including a new large Waitrose Supermarket as well as a family owned departmental store.

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.



8 Waterloo Close, Cholsey, Oxfordshire, OX10 9LU

Approximate Gross Internal Area = 53sq m / 572 sq ft



CREATESPACE DESIGN ref 629

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: C

Energy Performance Rating: C / 72

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 about 1/3 mile just after the traffic lights, turn right into Waterloo Close. 8 will be found on the right hand side before the turning into the parking area.

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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