



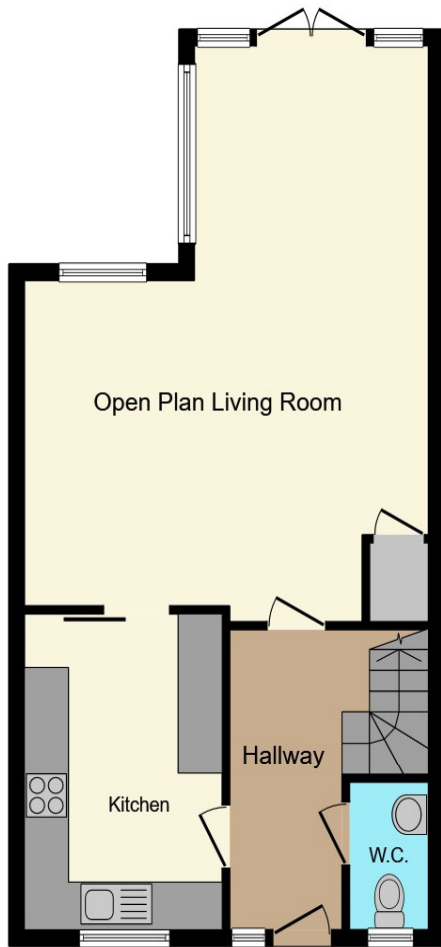
Newlands Way, Cholsey, Wallingford, OX10 9FF

Welcome to

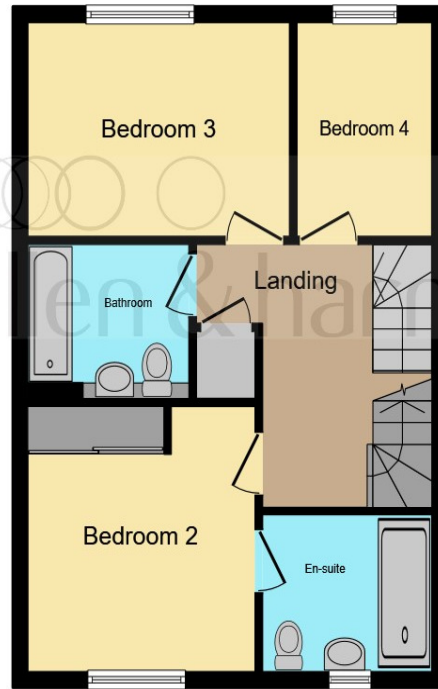
Newlands Way, Cholsey, Wallingford

Allen and Harris Estate Agents Wallingford - Have pleasure in marketing this well-presented four bedroomed family home situated in the popular Cholsey Meadows development within 1 mile to Cholsey train station and 0.3 Mile from popular Ox Shed Cafe. The three-storey family home offers light and airy accommodation throughout to include: large entrance hall, cloakroom, fitted kitchen/breakfast room with good quality appliances, open plan 24ft living room with double doors to patio. On the first floor is the master bedroom, wardrobes, and an en-suite shower room, two further bedrooms and family bathroom. Second floor is the 24ft guest bedroom being dual aspect and a range of built in wardrobes, useful storeroom with the air ventilation system. Outside to the front are two allocated parking spaces along with ample visitor spaces and a southwest facing enclosed spa type garden, bounded by mature bamboo, fully paved and seating area with firepit and wood burning hot tub - an Oasis in Cholsey Meadows.

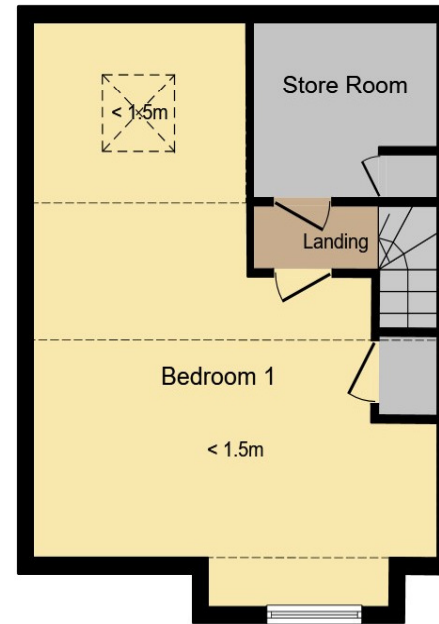




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Kitchen

12' 10" x 8' 9" (3.91m x 2.67m)

Open Plan Living Room

18' 4" x 42' 1" max narrowing to 13' 7" (5.59m x 12.83m max narrowing to 4.14m)

Landing

Bedroom

11' x 10' 4" (3.35m x 3.15m)

En-Suite

Bedroom

10' 5" x 9' (3.17m x 2.74m)

Bedroom

9' 5" x 7' 3" (2.87m x 2.21m)

Landing

Bedroom

24' 10" x 16' max narrowing to 9' 5" (7.57m x 4.88m max narrowing to 2.87m)

Allocated Parking

Enclosed Spa Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Newlands Way, Cholsey, Wallingford

- Three Storey Four Bedroom Family Home
- Views Across to the Cricket Ground
- 18ft x 14ft Open Living Room
- Popular Cholsey Meadows Development
- Within 1 Mile to Cholsey Train Station

Tenure: Freehold EPC Rating: C

£500,000

Location

Set on the banks of the River Thames, Cholsey Meadows is set around a Grade II listed former Victorian hospital. The original 19th century buildings have been sensitively converted to provide a selection of apartments and townhouses. The development is set within 100 acres of communal parkland, a protected nature reserve and water meadows. Cholsey Meadows has a thriving and active community with a cricket club, children's playground and Great Hall used for community activities and events.

The historic village of Cholsey is situated in the heart of southern Oxfordshire. The main-line train station is a major advantage of the village, giving access to London Paddington, Reading, Oxford, and the West Country.

The village has an active community, with amenities include range of shops (including mini supermarket incorporating a Post Office), village primary school, the Church of St. Mary's (where Agatha Christie is buried) and public houses and restaurants.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104836



Property Ref:
WLF104836 - 0005

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