



**Rothwells Close, Cholsey, Wallingford OX10 9LF**

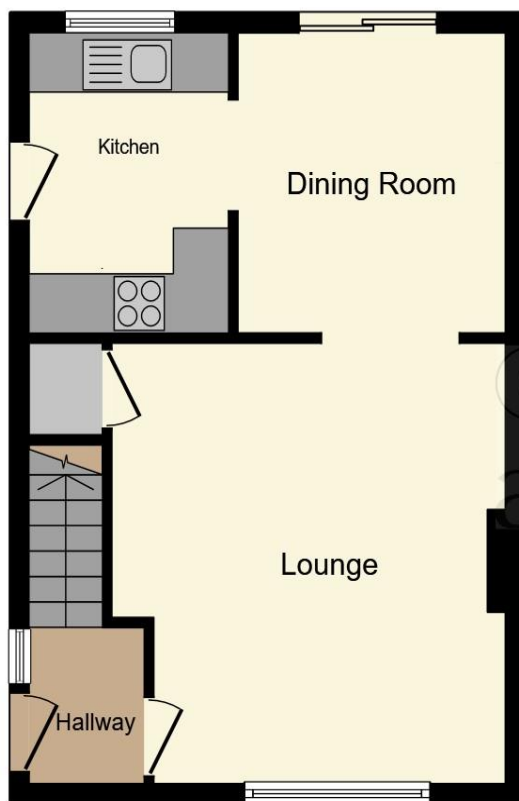


**Welcome to**

## **Rothwells Close, Cholsey, Wallingford**

The rooms throughout are generously sized and with ample off-street parking, detached garage offers a perfect family home. The accommodation comprises entrance hall, lounge, dining room, modern kitchen, landing, three good size bedrooms and family bathroom. Outside to the front is a laid to lawn area with driveway parking for 3 vehicles leading to the garage and side access gate to the enclosed garden being south-west facing. Located within the village of Cholsey close to amenities, village school and Cholsey train station is only 0.8mile away.

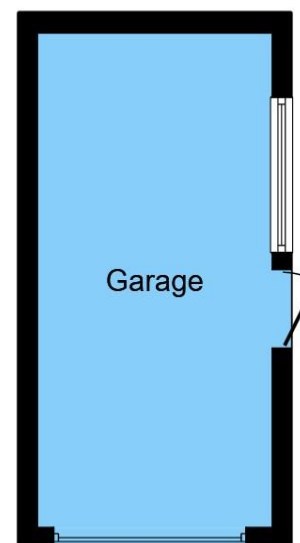




**Ground Floor**



**First Floor**



**Garage**

### Entrance Hall

### Lounge

11' 10" x 12' 10" narrowing to 11' 8" ( 3.61m x 3.91m narrowing to 3.56m )

### Dining Room

9' 11" x 7' 10" ( 3.02m x 2.39m )

### Kitchen

9' 11" x 7' 10" ( 3.02m x 2.39m )

### Landing

### Bedroom 1

13' 4" x 9' 2" narrowing to 8' 10" ( 4.06m x 2.79m narrowing to 2.69m )

### Bedroom 2

9' 11" x 8' 10" narrowing to 7' 11" ( 3.02m x 2.69m narrowing to 2.41m )

### Bedroom 3

7' 7" x 7' 1" narrowing to ( 2.31m x 2.16m narrowing to )

### Bathroom

### Driveway Parking

### Front And Rear Garden

### Garage

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](http://www.focalagent.com)

## Welcome to

### Rothwells Close, Cholsey, Wallingford

- Lovely Light and Airy Accommodation
- Lounge and Dining Room
- Three Bedrooms
- Ample Driveway Parking
- Detached Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

## £435,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WLF105035 - 0004

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