



12 Skylark Way
Cholsey, Oxfordshire, OX10 9SF



JAMESGESNER
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OX10 9SF**

GUIDE £475,000 FREEHOLD



An immaculate three bedroom detached family house situated within this popular new development, Poppy Fields at Yew Tree Gardens is situated in the sought-after village of Cholsey, Oxfordshire. Built in 2023, the property offers the high level of finish you would expect from Bellway Homes and the remainder of the 10 year NHBC builders guarantee.

Accommodation comprises; entrance hallway, cloakroom, 16' lounge, 18' kitchen/dining room with integrated appliances. Three double bedrooms, en suite to the master and a family bathroom. There is driveway parking for two cars to the front with EV charging point. Larger than average detached single garage with courtesy door to the side leading to the rear garden which is laid to lawn. Offered for sale with no onward chain.



The amenities available around Poppy Fields at Yew Tree Gardens are ideal for residents of the development, with a butcher, pharmacy, and an express supermarket all within a 10-minute walk. Further shopping options are within easy reach, too, with retail parks and shopping centres, such as the Orchard Centre and Hadden Hill Retail Park, less than five miles away.

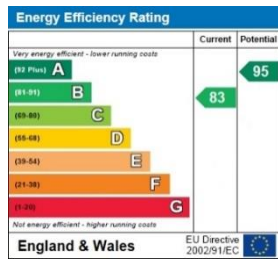
Less than half-a-mile away is Cholsey Primary School, while both St John's Primary School and Crowmarsh Gifford C of E Primary School are both under a 10-minute drive away. College-level education is also available in the area, with Henley College only a short drive or bus journey away. For higher education, students only need to travel around 16 miles to reach the University of Reading. Alternatively, a little farther afield, there's also London's well-known collection of universities, which are all within an hour-and-a-half's drive.

Those seeking to commute for work will be pleased with how well-connected the village of Cholsey is, with both major roads and train stations available in just a short drive. Less than 15 minutes' walk away is Cholsey train station – which offers regular services in nearby towns, including Didcot, a nine-minute trip, and Reading, an 18-minute journey. Anyone who prefers to travel by car are able to reach Reading in around 25 minutes, Oxford in under 30 minutes, and London in under an hour and a half.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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JAMESGESNER
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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk