



11 Church Road
Cholsey, Oxfordshire, OX10 9PP



JAMESGESNER
- ESTATE AGENTS -



**11 Church Road
Cholsey
Oxfordshire
OX10 9PP**

OIEO £800,000 FREEHOLD

This unique property offers over 2500 square feet of accommodation, ideal for a growing family with the added benefit of a detached self contained two bedroom annex with its own garden. Located down a private drive with generous front and rear gardens, two bay car port and parking for 8 cars.



Main house accommodation comprises; entrance hallway, four double bedrooms with an en-suite and two-family bathrooms, dining room opening into the modern kitchen and then onto the 16' lounge with vaulted ceiling and wood burner, rear lobby, and a utility room. Within the annex you will find two bedrooms, a shower room, utility room and an open plan kitchen/lounge/dining room. Both properties have full uPVC double glazing with gas central heating in the main house and electric under floor in the annex.

The amenities available within the village are excellent, with a butcher, pharmacy, cafe, Tesco express supermarket and 'The Barn' gym, all within a short walk. Further shopping options are within easy reach too, with retail parks and shopping centres, such as the Orchard Centre less than five miles away.

Less than 300 metres away is Cholsey Primary School, with Wallingford Secondary School just 5 miles away with Cholsey being on the school bus route. 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 13 miles to reach the University of Oxford and Oxford Brookes, with Reading University around 16 miles. 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.



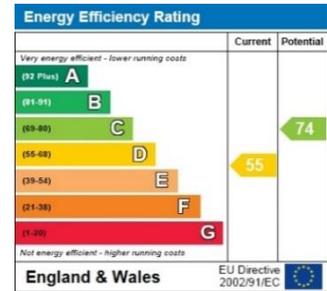
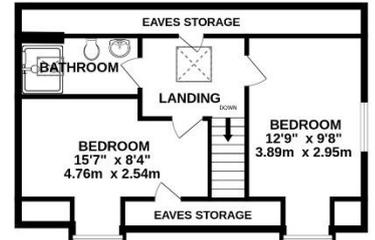
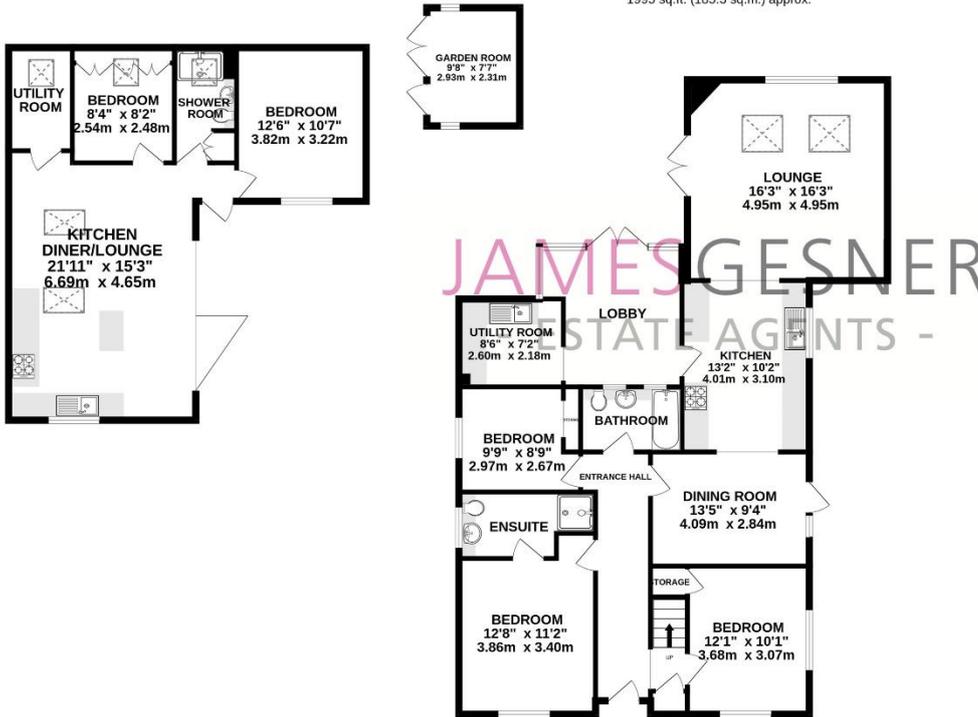
TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.

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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GROUND FLOOR
1995 sq.ft. (185.3 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



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