



8 Weedon Close
Cholsey, Oxfordshire, OX10 9RD



JAMESGESNER
- ESTATE AGENTS -



**8 Weedon Close
Cholsey
Oxfordshire
OX10 9RD**

OIEO £800,000 FREEHOLD

A beautifully presented and completely remodelled five bedroom detached family home situated within a small cul-de-sac just half a mile from Cholsey Station and the village centre.



Accommodation comprises; entrance hallway, lounge with bay window and wood burning stove, cloakroom, open plan dining room/kitchen/breakfast room, study, utility, five bedrooms and two bathrooms. The rear garden is laid mainly to lawn with a patio area and Pergola. To the rear of the garden, you will find a 24' purpose-built garden room/office/gym with bi-folding doors with a decking area and a storage shed adjoining.

The open plan kitchen/breakfast/dining room is one of the properties main selling features where you will find a superb fully integrated 'Frost Stone' kitchen with Unistone work surfaces and brick feature wall. The kitchen was professionally designed by The Kitchen Studio featuring a large island with Elica induction hob, Neff/Bosch appliances as well as a Quooker hot tap and wine cooler. There are bi-folding doors from the kitchen/breakfast room and French doors from the dining room, both leading to the rear garden/patio area. Under floor heating to the ground floor and gas radiators to the first floor can also be found.

The generous landing leads to five bedrooms (four doubles and a single) and a family bathroom. The master bedroom features a large walk-in wardrobe and floor to ceiling window which overlooks the rear garden. Both en-suite and master bedroom feature large walk-in showers. The modern heating system is run via a Glow-Worm gas boiler and Mega-Flow pressurised tank.

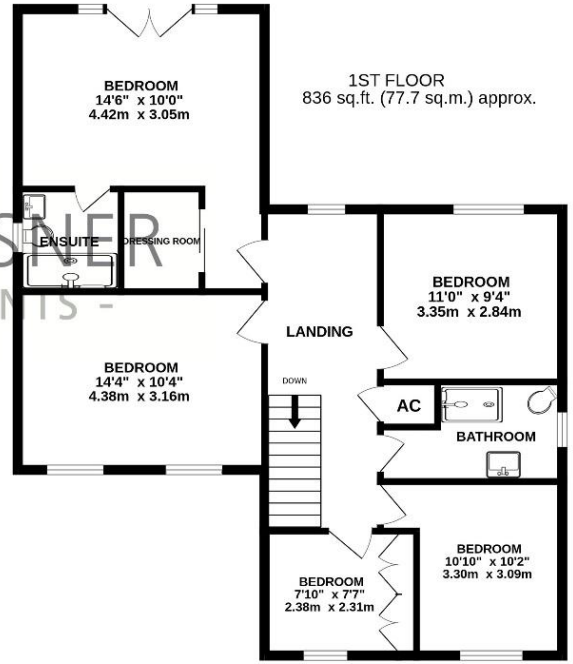
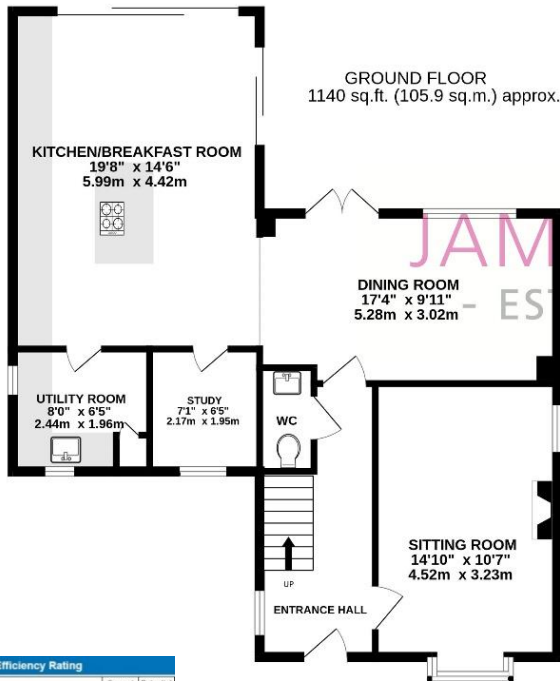
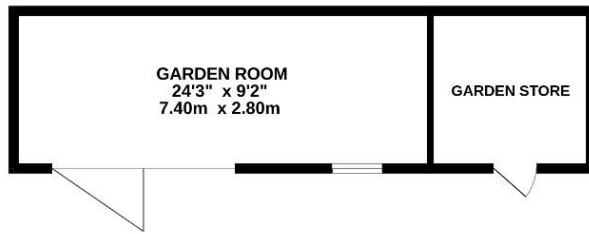
Generous gardens can be found to the rear which the front offers a gravel drive providing parking for three cars.



Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington in under. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.

There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.





Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1976 sq.ft. (183.5 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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