



3 Church Road  
Cholsey, Oxfordshire, OX10 9PP



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OX10 9PP**

**GUIDE £500,000 FREEHOLD**



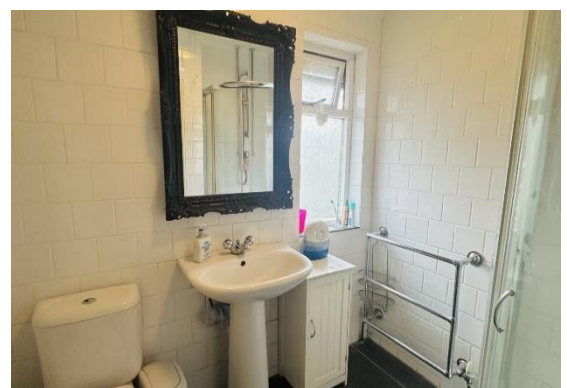
This attractive three bedroom property is conveniently located for the centre of the village and its amenities. Offering good potential to extend and develop (subject to necessary planning permission) with the benefit of a generous south facing garden and outbuildings.

Accommodation comprises; entrance porch, reception hallway, lounge with open fire, 21' kitchen/dining room, garden room, utility, three bedrooms and a shower room. There is also a tandem length double garage, workshop/garden room and a shed. Driveway way parking to the front for two cars and a generous south facing rear garden which isn't immediately overlooked, laid to lawn with a patio area.

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

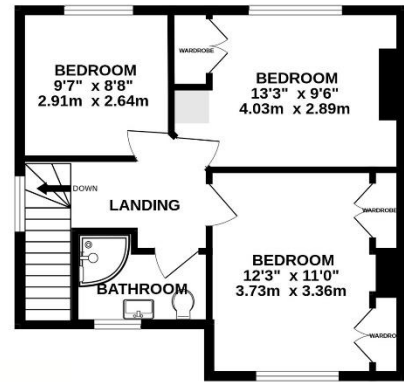
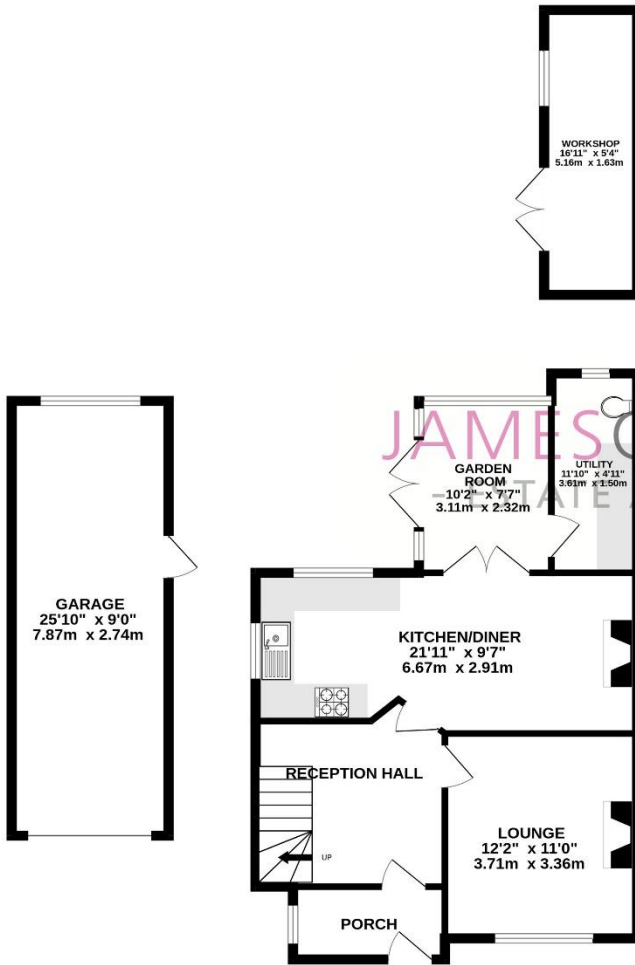


There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames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



GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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