



26 Panters Road
Cholsey, Oxfordshire, OX10 9NY



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £530,000 GUIDE



An impressive four bedroom semi detached family house which has been sympathetically extended offering generous west facing mature gardens, parking for three cars and good access to the village amending and Cholsey Station.

Accommodation comprises; porch, entrance hallway, cloakroom, 17' lounge, garden/play room, open plan 18' kitchen/dining/family room with integrated appliances, utility room, four bedrooms (three good doubles and a single) and an impressive family bathroom with separate shower and roll top bath. There is a driveway to the front providing parking for 3 cars with a gated side access leading to a generous west facing rear garden with a large patio and lawn. The property also benefits from gas central heating and UPVC double glazing though out.



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. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.

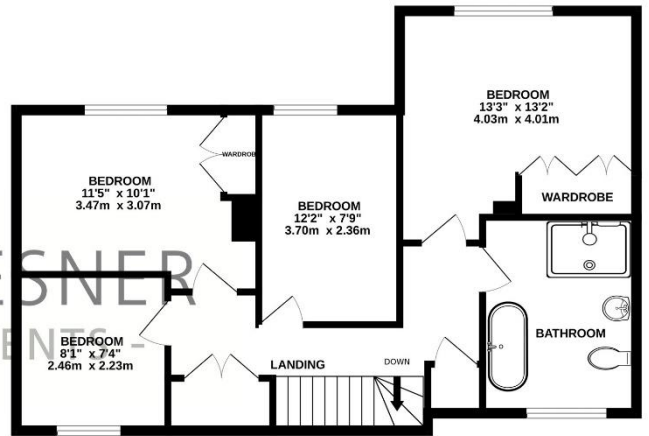
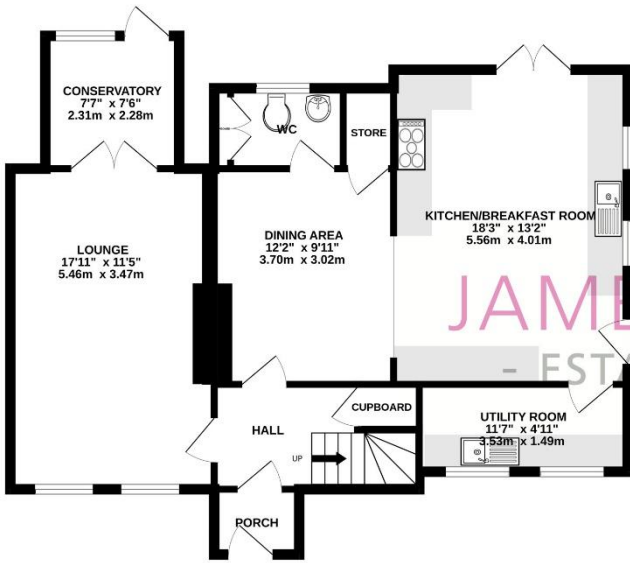


There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, butchers, and hair dressers. The village has many sports clubs including adult and children`s football clubs, cricket club, golf society and much more, as well as easy access to open countryside and the Berkshire downs for those who enjoy walking.

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.9 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) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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