



5a Papist Way
Cholsey, Oxfordshire, OX10 9LJ



JAMESGESNER
- ESTATE AGENTS -



**5a Papist Way
Cholsey
Oxfordshire
OX10 9LJ**

GUIDE £425,000 FREEHOLD



Situated on this sought after road and within 200 metres of the station in the sought after village of Cholsey is this deceptively spacious three-bedroom semi with generous front and rear gardens and a superb home office.

Accommodation comprises; entrance hallway, lounge, 19' kitchen/dining room, rear lobby, utility, cloakroom, three bedrooms (two doubles and a good single) and a family bathroom. Gas central heating and uPVC double glazed windows can be found throughout. To the front you will find a driveway providing parking for three cars comfortably with gated access to the side leading to the rear garden which is laid to lawn and patio. At the rear of the property there is a purpose-built garden room/ office with light, power, and heating (hot and cold). The property offers good scope to extend to the side and rear (subject to necessary planning permission).



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, family run butchers, and hairdressers.



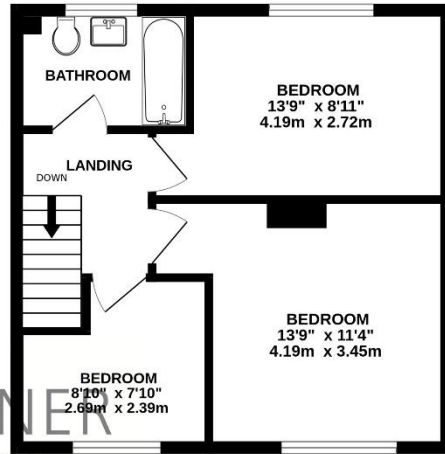
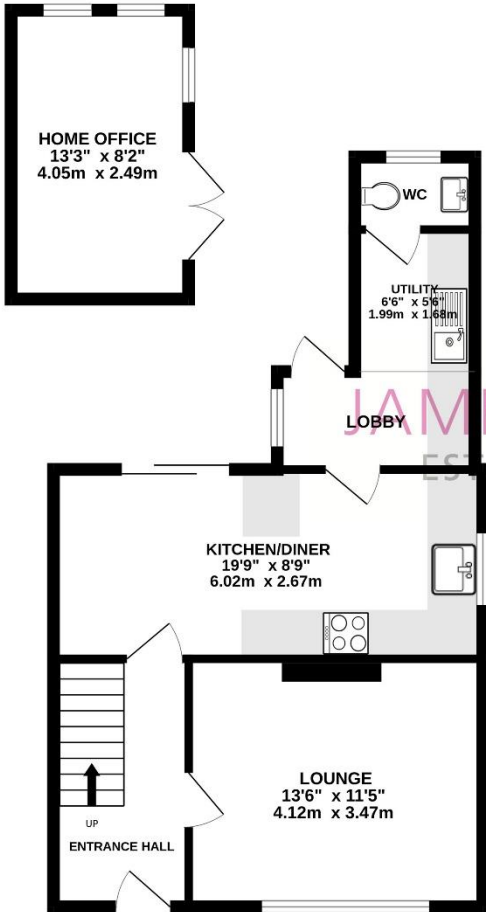
The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
100-109	A		87
81-100	B		
62-80	C		70
43-61	D		
25-42	E		
10-24	F		
1-9	G		

England & Wales
EU Directive 2002/91/EC

TOTAL FLOOR AREA: 989 sq.ft. (91.9 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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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