



17 Rothwells Close  
Cholsey, Oxfordshire, OX10 9LE



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Oxfordshire  
OX10 9LE**

**GUIDE £450,000 FREEHOLD**



Situated on this no-through road within this sought after village is this deceptively spacious three double bedroom family house which is presented beautifully throughout.

Accommodation comprises a spacious reception hallway, cloakroom, 18' kitchen/dining room featuring oak work surfaces, a range oven and integrated appliances, 15' utility room, three double bedrooms with an en suite to the master and a lovely family bathroom with roll top bath. Gas central heating and uPVC double glazed windows can be found throughout. To the front you will find a gravel driveway providing parking for two cars comfortably, as well as a timber bike store. The rear garden is landscaped with a lawn area, two patios, and a garden shed.



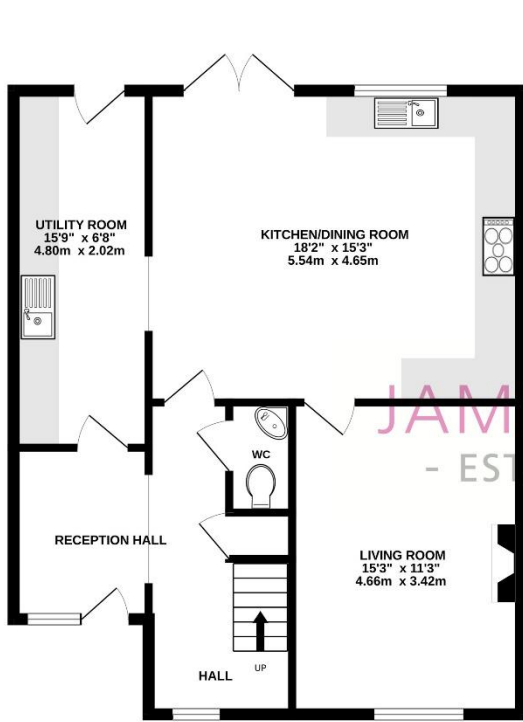
Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property. There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers.



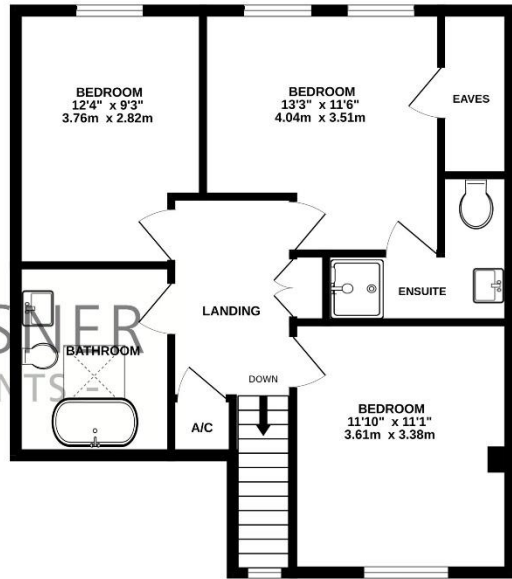
The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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