



5 Ridgeway Court  
Cholsey, Oxfordshire  
OX10 9GU



JAMESGESNER  
- ESTATE AGENTS -



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**OIEO £700,000 SHARE OF FREEHOLD**

A stunning four double bedroom house situated within this luxury conversion of a Grade II listed, former Victorian hospital, set in the landscaped maintained communal grounds of Cholsey Meadows, within 300 metres of the river Thames. Presented beautifully throughout, the property must be seen to be appreciated.



Having been recently renovated to a very high standard with 12ft ceilings and large sash windows, the current owners have thoughtfully designed and made full use of the space. Throughout the ground floor there is a mixture of Amtico flooring patterns that flow throughout each room. The living/dining room is a superb reception room with south facing doors opening onto the landscaped patio garden with views towards the cricket square and pavilion. There is a pendant light and built in surround sound speakers which are subtly placed for the bespoke in-home cinema system.



The kitchen/breakfast room has been considerably designed to optimise space and storage whilst also making it a great social area. The bespoke kitchen features numerous innovative features, along with integrated AEG appliances, including three ovens, induction hob with pop up extractor and a great selection of wall and base units with one wall running from floor to ceiling. There is also a central breakfast bar with the room having a selection of spot, pendant and low-level LED mood lighting. To complete the ground floor, you will find a generous entrance hallway with shower and cloakroom.



To the first floor, all rooms lead off a landing with a similar feature of downstairs being the generous height of the ceilings. The principal bedroom features a delightful bay window (with timber shutters) and views that reach out over the development towards the River Thames and Chiltern Hills. There is large a walk-in wardrobe with hanging and shelving space with a further door into the ensuite shower room.

The second bedroom enjoys a dual aspect from its sash windows and benefits from an ensuite bathroom. The ensuite gives off a real 'boutique' feel from its claw foot roll top bath, traditional high flush W/C, period style radiator and overall interior styling and design. A door opens back onto the landing so it can be utilised as an ensuite or family bathroom. There are two further double bedrooms which both enjoy views over the front and rear respectively.



The stylish and slick fully tiled family shower room features a large walk-in shower. Completing the first floor is a cupboard housing the air filtration system with additional space for linen and finally, a 'secret' mirrored door that opens to paddle stairs leading to the loft room. This room has been fully insulated and carpeted, has power, lighting as well as period beams and plenty of cupboard storage.

Upon going through the front exterior door, with intercom system, you come into a covered area that is exceptionally useful for storage. The current owners have built in a double storage cupboard to one end and at the other, an outside entertaining space featuring its own bar! Steps lead down into a charming courtyard space where the owners currently have a large hot tub. This area is delightful in the afternoon and evenings due to its westerly aspect. A further door opens into the entrance hall. The property benefits from two allocated parking spaces as well as there being several visitor spaces dotted around the development.



The current owners have fully landscaped the courtyard and rear garden so that it now has a sizeable Indian sandstone paved patio (perfect for outside dining), well stocked bedding areas with an abundance of plants and shrubs and evergreen hedging in the rear garden to create a sense of privacy, yet still allow for striking views over the Chilterns. A particular point to note is the beautiful curling established Willow tree. A gate leads out onto the communal grounds and beyond. The cricket pitch, children's play area, Great Hall, allotments, café, and hairdressers are all within striking distance.

Cholsey is a quintessential village located to the south of the market town of Wallingford and is a bustling community with fantastic amenities. There is a well-regarded village primary school as well as several high quality independent and other state schools nearby, together with local shops including a Tesco Express, pharmacy, family run butchers, two cafes, hairdressers, and a barbers.



There are many sports clubs on offer including adult and children's football, cricket and tennis. The Springs Golf Club and Spa, along with riding schools can be found in neighbouring villages. Cholsey Pavilion and the Great Hall (located at Cholsey Meadows) hosting numerous events from performing arts to farmers markets. For socialising, there are two public houses as well as Amwell Springs (a highly regarded microbrewery).

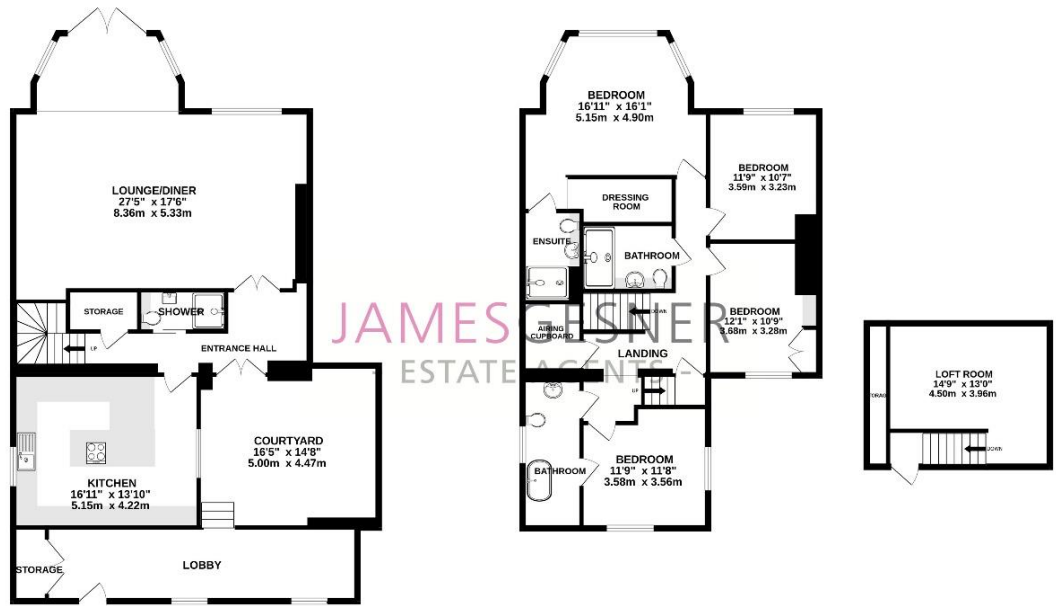
The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34, M4 and M40 are all within easy reach. Easy access can be found to the River Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.

1ST FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95	A		
89-91	B		
86-88	C		
83-85	D		
81-82	E		
79-80	F		
77-78	G		
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			



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TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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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