



36 Honey Lane,  
Cholsey, Oxfordshire, OX10 9NL



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**36 Honey Lane  
Cholsey  
Oxfordshire  
OX10 9NL**

**OIEO £400,000 FREEHOLD**



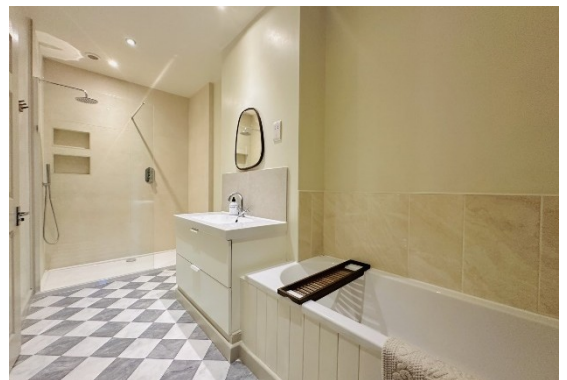


A beautifully presented and nicely proportioned, two double bedroom property with a fantastic open plan feel to the ground floor, located just 700m from the train station and 300m of the village centre and its amenities.

Accommodation comprises; entrance porch, open plan lounge/dining room with fitted storage and media unit, kitchen/breakfast room, cloakroom, two double bedrooms, both with fitted wardrobes, newly fitted bathroom with bath and separate shower.

There is driveway parking to the front with side access leading to the west facing rear garden which has been fully landscaped, measuring over 100 feet. There is a large patio area leading to a lawn with a decking area and garden shed at the rear.

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.



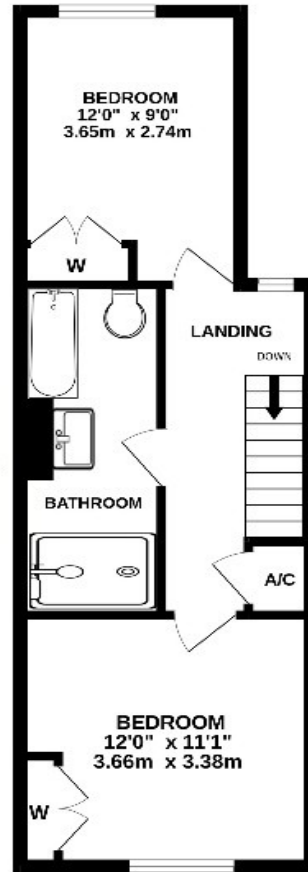
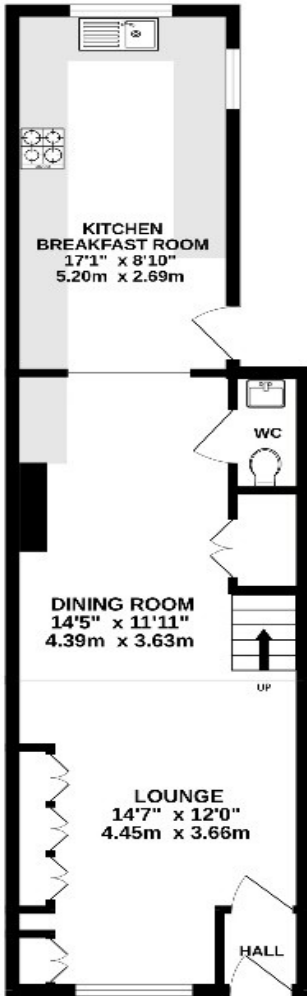
There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames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





GROUND FLOOR  
481 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
84-91	A		89
79-83	B		
74-78	C		71
69-73	D		
64-68	E		
59-63	F		
54-58	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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TOTAL FLOOR AREA : 895 sq.ft. (83.1 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 in conjunction with 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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