



14a Honey Lane
Cholsey, Oxfordshire, OX10 9NL



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**14a Honey Lane
Cholsey
Oxfordshire
OX10 9NL**

OIEO £700,000 FREEHOLD

An imposing detached family house with extended ground floor situated within this sought after village, less than half a mile from Cholsey Station and 250 yards from the village centre.



Accommodation comprises; entrance hallway, cloakroom, modern kitchen/breakfast room with granite work surfaces, utility room, family room, study, 22' x 18' lounge with under floor heating, feature fire place, bi-folding doors and a ceiling lantern making this an extremely light room year round, dining room with French doors to the rear garden, four bedrooms (three doubles with fitted wardrobes and a single) and two bathrooms with under floor heating.

The rear garden is west facing and laid mainly to lawn with flower and shrub bed borders. There is a large printed concrete patio area running across the back, side and front of the property with driveway providing for three cars and two storage sheds. Gas central heating (Hive System) and double glazing throughout.

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.

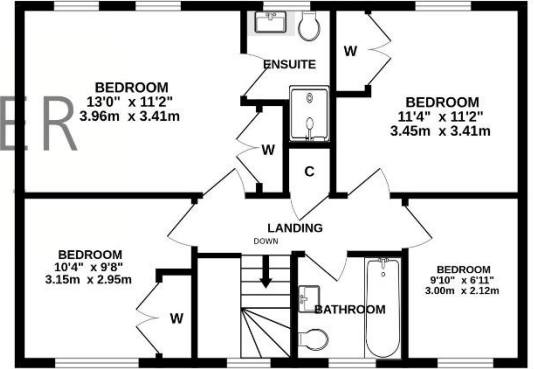
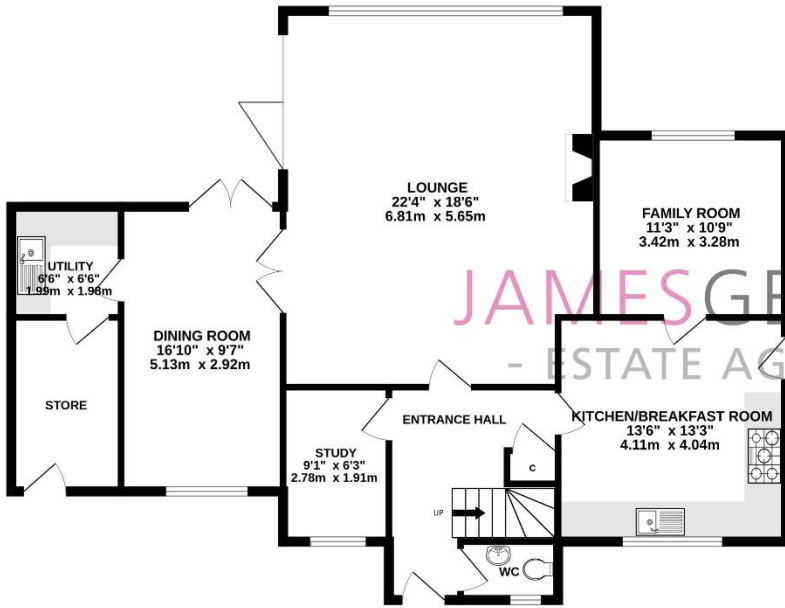


There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames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



GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.

1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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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Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C	69	76
(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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