



46 Ilges Lane
Cholsey, Oxfordshire, OX10 9PA



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**46 Ilges Lane
Cholsey
Oxfordshire
OX10 9PA**

GUIDE £500,000 FREEHOLD



Situated within this sought after road within the village is this deceptively spacious three bedroom detached property with south facing gardens, driveway and garage. Offered for sale with no onward chain.

Accommodation comprises; porch, entrance hallway, kitchen/breakfast room, lounge/dining room with French doors to the rear garden, bathroom with separate shower and bath, two ground floor double bedrooms and a first floor master bedroom with en-suite.

Gas central heating and double glazed windows can be found throughout. To the front you will find a driveway providing parking for three cars leading to a detached garage. Gated side access leading to the south facing rear garden with storage shed and patio.



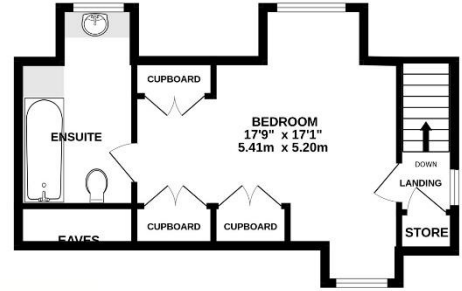
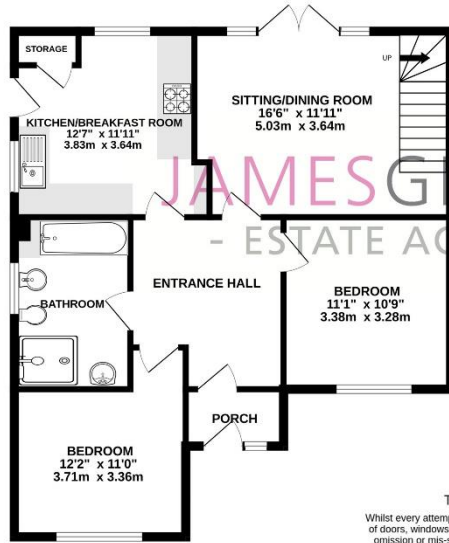
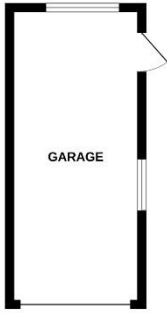
Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington.



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
935 sq.ft. (86.9 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(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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