



Fairview  
29 West End, Cholsey, Oxfordshire  
OX10 9LP



JAMESGESNER  
- ESTATE AGENTS -



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Cholsey  
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**OIEO £1,000,000 FREEHOLD**

An impressive five-bedroom detached family house with a one-bedroom self-contained annex situated within private grounds conveniently located less than 400 metres of both the village centre and train station. Offered for sale with many character features, ample parking, garage and no onward chain.



With 3000 square feet of spacious living accommodation and annex comprising; entrance porch, entrance hallway, 19' lounge with Inglenook fireplace and wood burner, dining room with Inglenook fireplace 18' kitchen/breakfast room with a vaulted ceiling, granite work surfaces and Range oven, rear lobby, family room, conservatory, cloakroom, larger than average integral garage, five bedrooms (three good doubles, a small double and a single), shower room and bathroom.

The annex is self-contained with an open plan lounge/dining/kitchen, shower room and double bedroom. Full gas central heating and double glazing throughout.

To the front of the property there are wrought iron gates leading to a private gravel driveway providing parking for up to five cars comfortably. Gated side access to the rear which is laid mainly to lawn with three patio areas, one of which has a hot tub. The rear is predominantly west facing which making it ideal for entertaining in the warmer months.



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.

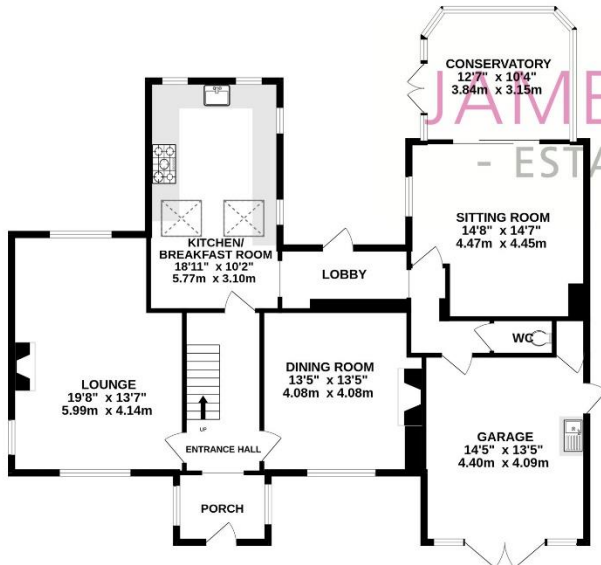
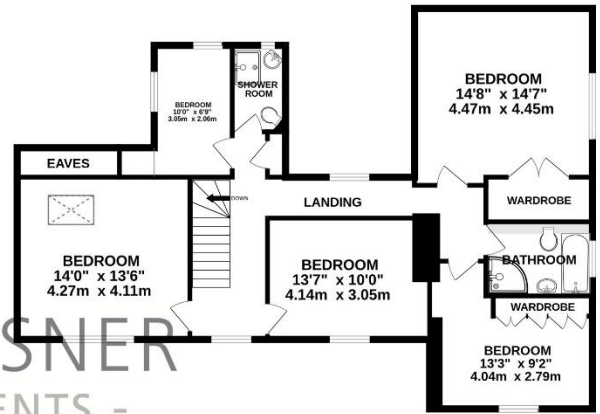
There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames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



GROUND FLOOR  
1888 sq.ft. (175.4 sq.m.) approx.



1ST FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



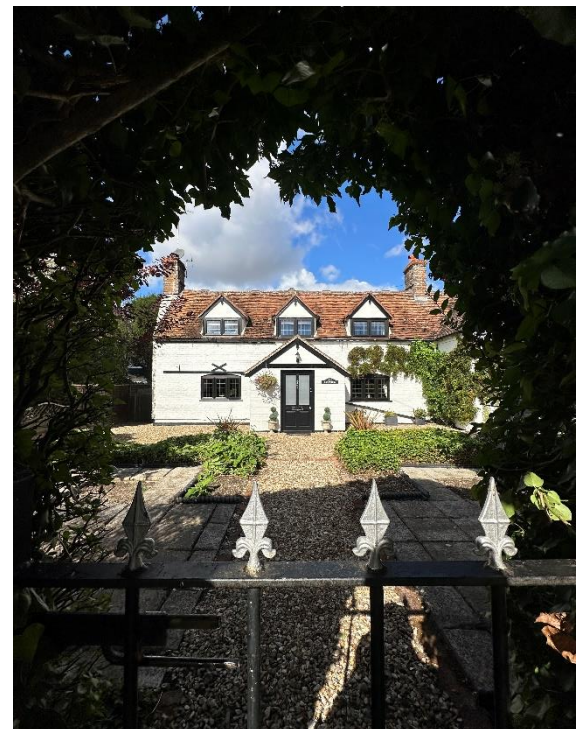
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TOTAL FLOOR AREA : 3007 sq.ft. (279.4 sq.m.) approx.

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 - higher rating costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		76
Not very energy efficient	E	62	
Very poor energy efficiency - lower rating costs	F		
Worst energy efficiency - higher rating costs	G		

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