



Old Vicarage Cottage
8 Wallingford Road, Cholsey, Oxfordshire
OX10 9LQ



JAMESGESNER
- ESTATE AGENTS -



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OIEO £800,000 FREEHOLD

An attractive detached family house, grade II listed and reputedly the oldest house in this village, offered for sale for the first time in 25 years with a great deal of character and secluded mature gardens to the front and rear.



Much improved by the present owners, the house has generous ground floor accommodation and four double bedrooms, set in the heart of this thriving South Oxfordshire village with train station and excellent facilities.

Accommodation comprises; entrance hallway, sitting room with Inglenook fireplace, study, dining room, family room/bedroom five and adjoining shower room, 19' kitchen/breakfast room, inner lobby, rear lobby, utility room, cloakroom, four double bedrooms, family bathroom and an en-suite shower.

Set back from the road behind a five-bar gate you will find a generous gravel driveway providing parking for four/five cars. There are many character features within the property, such as open fireplaces and a wood burning stove, flag stone flooring and original doors. The kitchen features a vaulted ceiling, granite work surfaces and integrated appliances.

The mature rear garden is well stocked with an array of fruit bearing trees and flower and shrub beds. There is a lawn area and two patios leading off from the house, a further patio to the rear which is covered making this an ideal spot for outside dining all year round with electricity and integrated heating. To the side of the property there is another secluded seating spot. The garden also includes a shed.

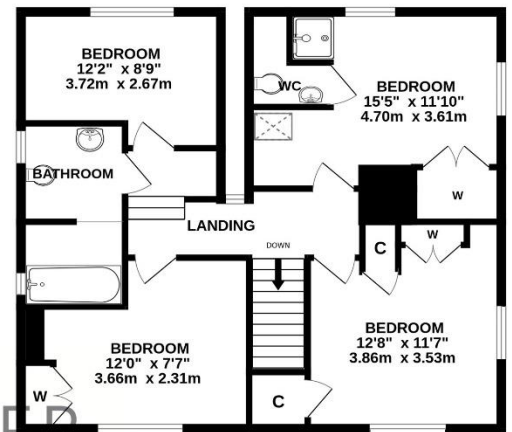
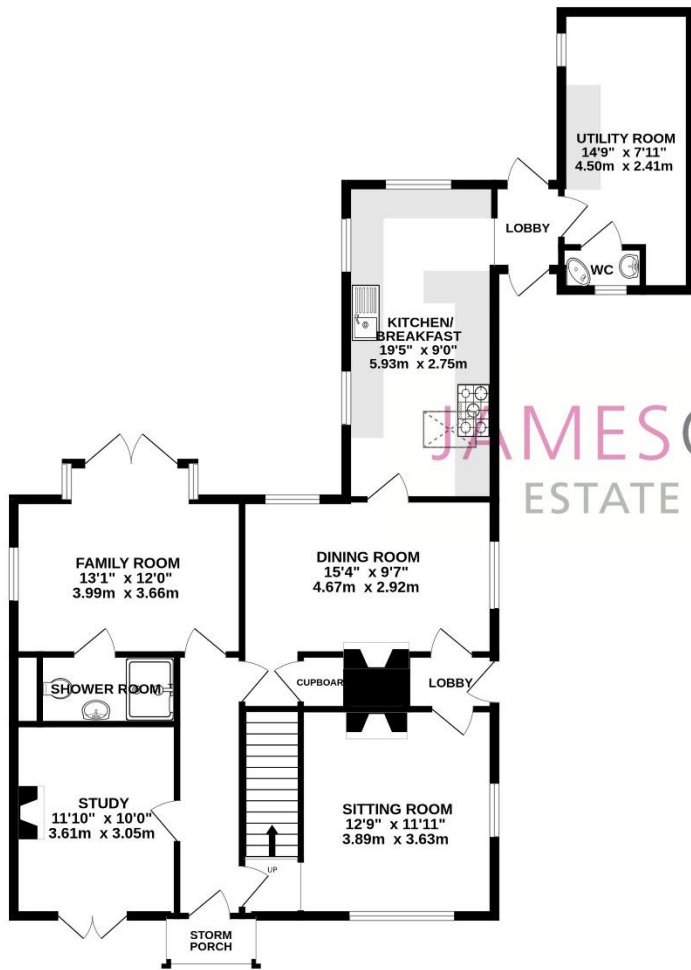
Cholsey is located just 2.5 miles to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.



There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more, as well as easy access to open countryside and the Berkshire downs for those who enjoy walking.

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.

1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 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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