



35 Rothwells Close  
Cholsey, Oxfordshire, OX10 9LE



JAMESGESNER  
- ESTATE AGENTS -





**35 Rothwells Close  
Cholsey  
Oxfordshire  
OX10 9LE**

**OIEO £375,000 FREEHOLD**





Situated at the end of this cul-de-sac is this extended three bedroom, two bathroom semi detached family house offered for sale in excellent condition. Located within this sought after village with good access to amenities and Cholsey Station.

Accommodation comprises; entrance hall, 15` lounge with solid wood flooring, dining room leading to a modern fitted kitchen with French doors onto the rear garden, three bedroom with an en-suite to the main bedroom and a ground floor bathroom.

The driveway can accommodate two cars leading to a single garage with side access to the manageable rear garden which is laid mainly to lawn. The heating is served by a Worcester combi boiler and the windows and doors are all Upvc.



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, butchers, and hair dressers. 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.

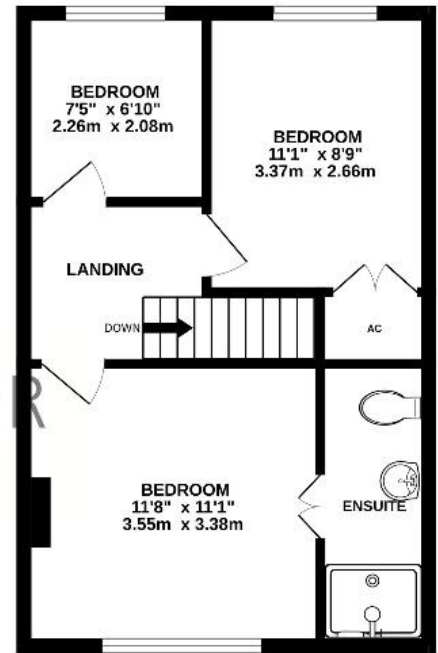




GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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 - lower running costs |         |           |
| (91-100) <b>A</b>                           |         |           |
| (81-90) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            | 69      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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