



6 Ferry Lane
Cholsey, Oxfordshire
OX10 9GZ



JAMESGESNER
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**6 Ferry Lane
Cholsey
Oxfordshire
OX10 9GZ**

PRICE £182,500

SHARE OF LEASEHOLD



Offered for sale as a shared ownership is this rare opportunity to buy a nicely presented semi-detached home with a rear garden and parking for two cars.

Set on the Cholsey Meadow Development close to both the train station and all local amenities in the south after Village of Cholsey.

6 Ferry Lane comprises of cloakroom and kitchen to the front of the property and spacious living room opening onto the fully enclosed rear garden. Upstairs there is two double bedrooms and a family bathroom.

The property also benefits from gas central heating, off street parking and double glazed windows.



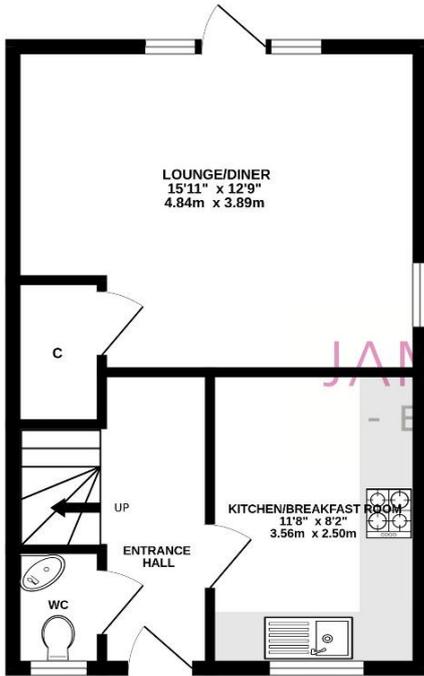
Cholsey is a lovely village with several shops including a Tesco local store, pharmacy, hairdressers, cafe, several public houses, restaurants and a superb family butcher.

A huge benefit to the village is its train station located on the main line, providing access to London in under an hour and Reading and Oxford within 20 minutes. .

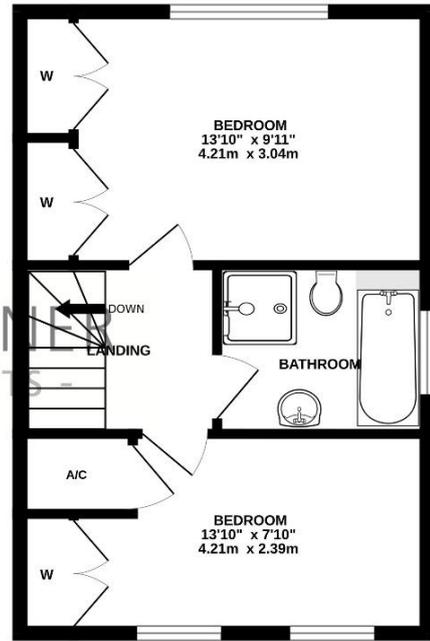
The village also provides large sports fields, tennis & sports clubs and social events as well as access to countryside walks and easy driveable access to the nearby market town of Wallingford and for more extensive shopping & leisure facilities Didcot is only 5.5 miles approximately.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



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TOTAL FLOOR AREA: 776 sq.ft (72.1 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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	86
(69-80) C	74
(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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