



10 East End  
Cholsey, Oxfordshire, OX10 9RT



JAMESGESNER  
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**10 East End  
Cholsey  
Oxfordshire  
OX10 9RT**

**Offers in excess of**

**£350,000**

**Freehold**



A beautifully presented two-bedroom semi-detached home, positioned within this sought-after modern development and conveniently located close to the village centre, local shops, amenities, and approximately one mile from the mainline railway station. Rear garden and allocated parking for two vehicles.

The immaculate accommodation includes a generous entrance hall, a contemporary kitchen fitted with integrated appliances, and a bright living/dining room with French doors opening to the garden. A cloakroom completes the ground floor. To the first floor are two well-proportioned double bedrooms and a stylish family bathroom.

The gardens to the front, side, and rear are well maintained and laid mainly to lawn and patio, with the rear garden further benefiting from a good-sized cedar shed and separate greenhouse. The property retains the remainder of the NHBC warranty, with at least five years remaining.

Poppy Fields at Yew Tree Gardens is an attractive new development in Cholsey, South Oxfordshire, comprising an excellent range of 2-, 3-, 4-, and 5-bedroom homes. The location is ideal for a wide variety of buyers, including families, first-time purchasers, and commuters to London and Oxford.

Cholsey lies just south of Wallingford and offers a vibrant village community with extensive amenities. The mainline station provides direct services to Reading, Oxford, and London Paddington. The A34 is approximately 9 miles distant, with the M4 accessible at Junction 12, around 12 miles away.

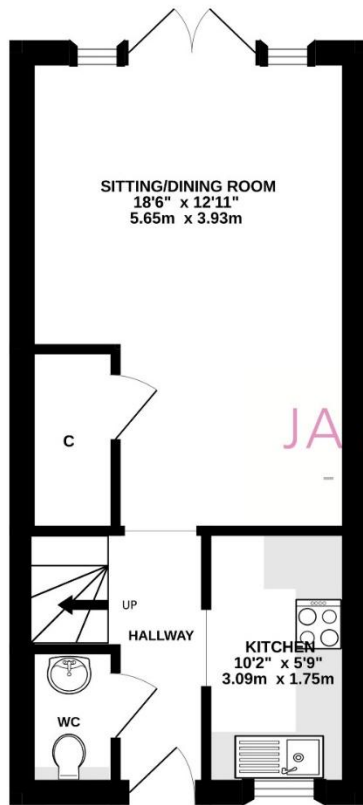


The village benefits from a well-regarded primary school and a selection of local shops including a Tesco Express, pharmacy, butcher, and hairdresser. There are numerous sports clubs for adults and children, along with excellent access to open countryside and the Berkshire Downs, ideal for walking and outdoor pursuits.

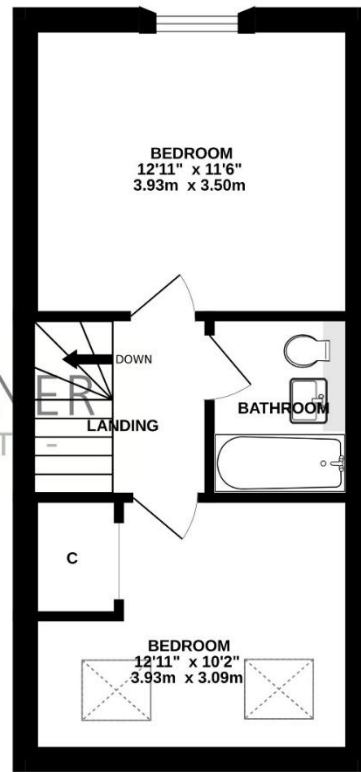
Council tax Band C



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



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TOTAL FLOOR AREA: 739 sq.ft. (68.6 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 Plus) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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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James Gesner Estate Agents  
72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk