



West End, Cholsey OX10 9LP



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Set towards the end of this no through road close to the village park a 1930s house with a stunning extension and a superb 190' rear garden.

The house comprises 4 bedrooms and 3 shower rooms, a sitting room with fireplace and magnificent 31' x 16' kitchen -breakfast-family room with bi-fold doors to the garden.

Situated in this sought after village it is within easy walking distance of both the train station and the amenities in the village centre. It has 2 arrays of photovoltaic cells with battery storage helping keep running costs to a minimum.



Tenure - Freehold

Entrance Hall: Wood style floor, staircase, radiator.

Sitting Room: 11'4 x 11'2 Sash window to the front, fireplace with tiled hearth, radiator.

Kitchen/Breakfast/Family Room: 31'3 x 16'6

Kitchen: Range of storage units including an island and breakfast bar with silestone worktops, white sink unit, induction hob, electric oven, steamer/electric oven, tiled floor, Rayburn range (wood fired and can help heat the water and heating), down lighters, step down to:

Breakfast/Family Room: Bi-fold doors and gable window to the garden, tiled floor with under heating, air conditioning unit.

Utility Room: 4'10 x 4' Door to side, cupboards and appliance spaces, wood style floor, down lighter.





Shower/Wet Room: Tiled walls and floor with underfloor heating, low level wc, hand basin and shower unit, down lighters.

Stairs to Landing: Cupboard and radiator.

Bedroom 1: 11'7 x 11'7 Two windows to the front, range of fitted wardrobes, air conditioning unit.

En Suite Shower Room: White 3-piece suite, tiled floor and down lighters.

Bedroom 2: 11' x 8'3 Sash window to the rear, underfloor heating.

Bedroom 3: 11' x 7'9 Sash window to the rear, under floor heating.

Bedroom 4: 8'1 x 7'1 Side aspect.

Bathroom: Fitted with a 4-piece suite including a Jacuzzi bath and shower cubicle, tiling, panelled dado and radiator.

Outside

To the Front: Brick path to the front door with an ornate side garden and picket fence. There is a gravel driveway and side gate to the rear garden.

Rear Garden: There is a full width patio area leading to an area of lawn, a gravel path leads to the front. Beyond there is a large area of lawn with island rose bed and further shrubs to the borders. The garden is enclosed by timber fencing and conifer hedging. Further down there is a studio beyond which a further area of garden.

Studio: 15' x 11' Brick and timber with a slate roof, PV array on the roof.



Directions

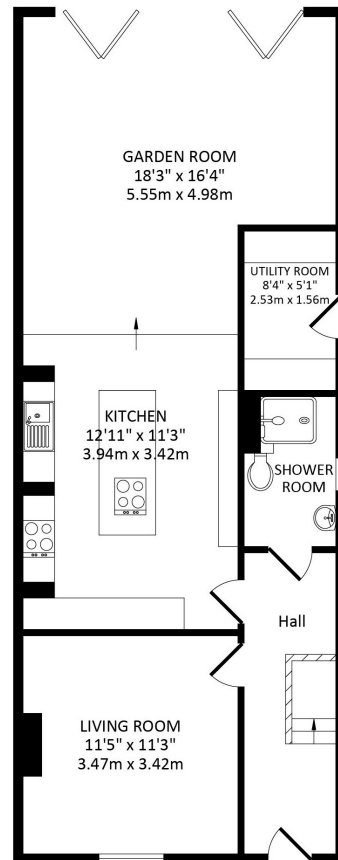
Turn left from our offices into St Martin's St, follow this through the Market Place and into Reading Road, to the roundabout and turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout then right at the next roundabout into Station Road. West End is on the right before the train station, the property is towards the end on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

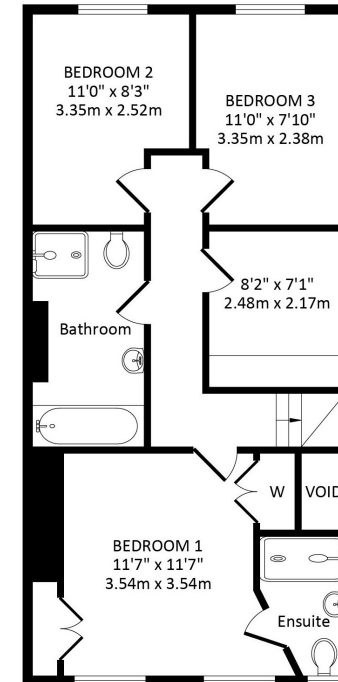
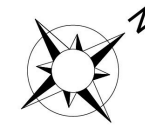
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1278 sq.ft. (118.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.