



Panters Road, Cholsey OX10 9NY



Panters Road, Cholsey

This stylish home was built to a high specification in 2018 with a block paved driveway to the front and a fabulous 78' west facing garden.

It comprises 3 bedrooms and an attractive bathroom to the 1st floor, the ground floor has a hallway, cloakroom, 13'6 kitchen/breakfast room and 15'5 sitting room with bi-fold doors to the rear.

Set in this established residential road it is close to the amenities in the village centre and the train station (with links to Reading and Oxford).



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Oak framed porch with front door to: Entrance Hall: Engineered wood floor, radiator, down lighters and staircase.

Cloakroom: Fitted with a white 2-piece suite, radiator, engineered wood floor, window and radiator.

Sitting Room: 15'5 x 11'6 Bi-folding doors open to the garden at the rear, radiator, down lighters and engineered wood floor.





Kitchen/Breakfast Room: 13'6 x 11'6 Extensive range of storage units with wood worktops and white sink unit. Gas hob, extractor hood, electric oven, fridge and freezer, further appliance spaces. Radiator, down lighters, window and engineered wood floor.

Stairs to Galleried Landing: Radiator, storage cupboard, loft access.

Bedroom 1: 13'11 x 8'3 Front aspect and radiator.

Bedroom 2: 11'7 x 8'7 French doors open to a Juliet balcony overlooking the garden, radiator, wardrobe/dressing table recess.

Bedroom 3: 11'7 x 6'5 French doors open to a Juliet balcony overlooking the garden, radiator.

Bathroom: Fitted with a white 3-piece suite, with shower unit and screen over the bath, tiling, down lighters, window, radiator.

Outside

To the Front: Full width block paved drive.

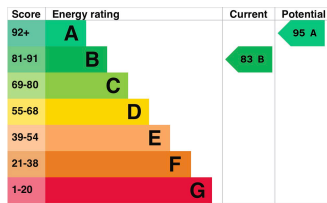
Rear Garden: A delightful feature it extends to 78' in length and faces westerly. There is a full width raised timber deck with up-lighting, step down to a lawn which runs the full length of the garden. It is enclosed by timber fencing with side gate to the front.

Timber Garden Shed: 10' x 8'.

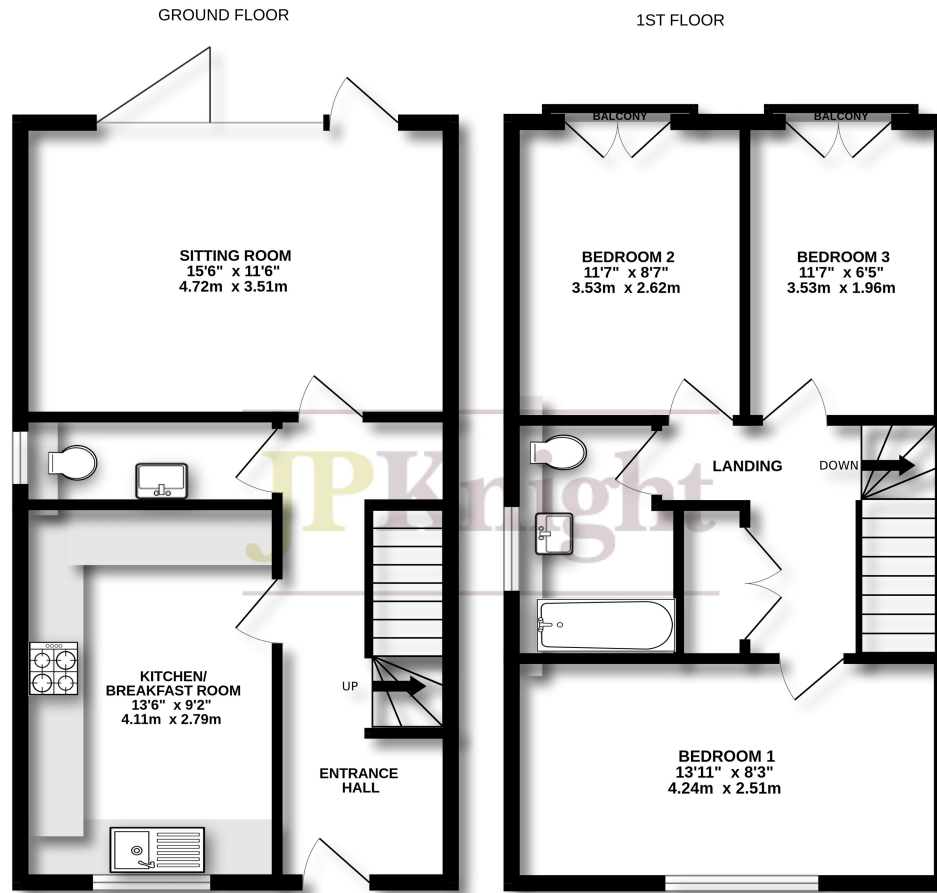


Directions

Head south out of Wallingford on the Reading Road, follow this to the roundabout and turn right at the roundabout onto the A4130, then left at the next roundabout into the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then at the twin roundabouts turn left by Tesco into Ilges Lane. Take the first right into Panter's Road and the property is on the right.



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.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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