





West End, Cholsey

A stunning detached period home with over 3000sqft of accommodation ideally positioned in this popular quiet residential road close to amenities and walking distance to the train station with direct trains to London in under an hour.

The versatile accommodation comprises five bedrooms, four reception rooms, a 19'1 kitchen/breakfast room, two bathrooms, conservatory and cloakroom. The property also benefits from a one-bedroom self-contained annex to the rear.

There is driveway parking for four cars leading to a double garage (with conversion potential).

The rear garden is beautifully landscaped with a large paved terrace and secluded area for a hot tub, established lawn and mature planting with gated access to the front.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Porch: Two windows, ceiling timbers, tiled floor.

Entrance Hall: Tiled floor, under stair storage recess, stairs to landing.

Kitchen/Breakfast Room: 19'1 x 11'0 Triple aspect, two Velux windows, extensive range of storage units with granite worktop, space for range cooker with extractor hood above, integrated dishwasher, fridge freezer, fridge, and microwave, wall timbers, radiator.

Living Room: 13'7 x 19'9 (max) Triple aspect, fireplace with log stove, brick surround, quarry tiled hearth and wooden mantel, ceiling timbers, wood floor, two radiators with covers.

Dining Room: 13'5 x 13'5 Window to front, fireplace with stone surround, quarry tiled hearth and wooden mantel, serving hatch, radiator with cover.

Rear Hallway: Stable door to garden, wall timbers, radiator, tiled floor.

Snug: 14'8 x 14'8 Window to garden and sliding doors to conservatory, brick fireplace and hearth with wooden mantel, radiator and cover.





Conservatory: 12'7 x 10'0 Brick based with glazed surround and French doors to garden, wood style floor.
 Cloakroom: White two-piece suite, tiling.

Stairs to landing: Two windows, storage cupboard, airing cupboard, radiator with cover, loft access.

Bedroom 1: 14'8 x 14'7 Window to rear, Velux window, walk-in wardrobe, vaulted ceiling, ceiling timbers, radiator.

Bedroom 2: 13'7 x 13'11 Window to front, Velux window, wall timbers, radiator.

Bedroom 3: 13'3 x 9'3 Window to front, fitted wardrobes, storage drawers and dressing table, radiator.

Bedroom 4: 13'7 x 10'0 Window to front and internal window to landing, wall panelling, wood floor, radiator.

Bedroom 5: 10'0 x 6'10 Double aspect, storage recess and cupboard, radiator.

Bathroom: Window to side, white four-piece suite including jacuzzi bath and basin vanity, downlighters, chrome radiator, loft access.

Shower Room: Window to rear, white three-piece suite, downlighters, chrome radiator, tiling.

Annex

Entrance Hall: Utility cupboard, high level storage, wood style floor.
 Kitchen/Living Room: 18'1 x 11'8 Double aspect, vaulted. Ceiling, range of storage units with worktop, stainless steel sink unit, double oven, integrated fridge, electric hob with extractor hood above, storage cupboard, fireplace with decorative coal effect gas fire, two electric radiators.

Bedroom: 11'2 x 11'7 Window to front, vaulted ceiling, electric panel radiator.

Shower Room: Window to rear, white three-piece suite including electric shower and basin vanity, chrome radiator, downlighters.

Outside

The west facing rear garden is beautifully landscaped with a large paved terrace ideal for entertaining and a secluded area for a hot tub. It leads to an established lawn flanked with mature well stocked borders and trees. A stepping stone path leads to the annex with a timber fence and hedge boundary.

There is a large topiary hedge secluding the front of the property with an extensive gated gravel driveway and parking for four cars, leading to the garage, lawn and path to the front door.

Garage: 15'5 x 13'5 Double doors and two circular windows, light and power.



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, then left into Sandy Lane and bear right into West End, the property is found at the bottom on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Ground Floor = 136.4 sq m / 1,468 sq ft
 First Floor = 104 sq m / 1,119 sq ft
 Annexe = 39 sq m / 420 sq ft
 Total = 279.4 sq m / 3,007 sq ft



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.

Illustration for identification purposes only, measurements are approximate, not to scale.
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