



Rotherfield Road, Cholsey OX10 9FN



Rotherfield Road, Cholsey

A fabulous family home set on this sought after development with a stunning outlook across acres of open countryside: Located in arguably the best position within Cholsey Meadows, the views are beautiful. The communal grounds lead down to the Thames and there is a train station within walking distance.

Arranged over 3 floors the property has 4 bedrooms, 2 bathrooms, a superb 24' kitchen/breakfast room, cloakroom and 1st floor sitting room with lovely views from its balcony. There are 2 allocated parking spaces and an enclosed low maintenance garden. The property features low running costs having a combination of excellent insulation, triple glazing, gas central heating to radiators and a Titan air recirculation system.



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator. Cloaks cupboard and stairs to landing.

Cloakroom: White 2-piece suite, wood style floor, radiator, window and down lighters.

Kitchen/Breakfast/Family Room: 24'3 x 15'7
Fitted with a range of storage units and worktops, fitted gas hob, extractor hob, double electric oven, fridge, freezer, dishwasher and washing machine. Wood style floor, down lighters, three radiators: under stair storage cupboard. French doors flanked by side windows to the garden.

Stairs to First Floor Landing: Radiator.





Lounge: 15'7 x 10'10 Full width double sliding glazed doors to balcony, two radiators.

Balcony: 13' x 3'5 Glass balustrade with lovely views: wood floor.

Bedroom 2: 13'5 (excl. wardrobe) x 8'9 Full width wardrobes, radiator, two tall windows to rear.

Bathroom: White 3-piece suite including a bath with newly installed rain shower head and hand held showerhead above, part tiled walls, tiled floor, radiator, down lighters. Doors to bedroom 1 and the landing.

Stairs to 2nd Floor Landing: Loft access (insulated with telescopic ladder), airing cupboard.

Bedroom 1: 15'7 (incl. wardrobes) x 9'8 Two tall windows to front, full width wardrobes, radiator.

En Suite Shower Room: White 3-piece suite including a full width tiled shower cubicle, wood style floor, radiator, down lighters.

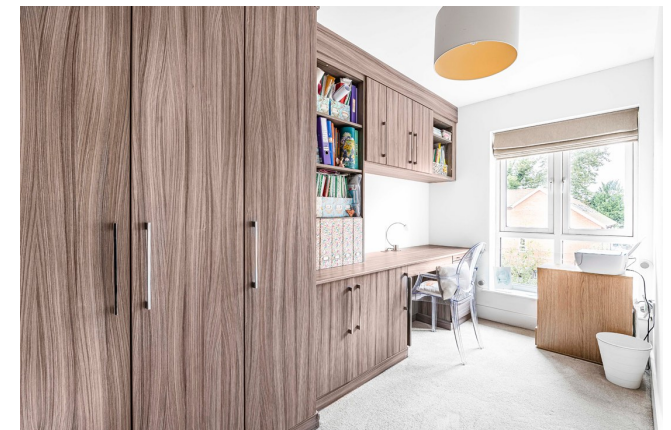
Bedroom 3: 8'10 x 8'9 Tall window to the rear and radiator.

Bedroom 4/Study: 12'3 x 6'4 Tall window to rear, it is attractively fitted with a range of cupboards and a work desk, radiator.

Outside

The property has 2 allocated parking spaces.

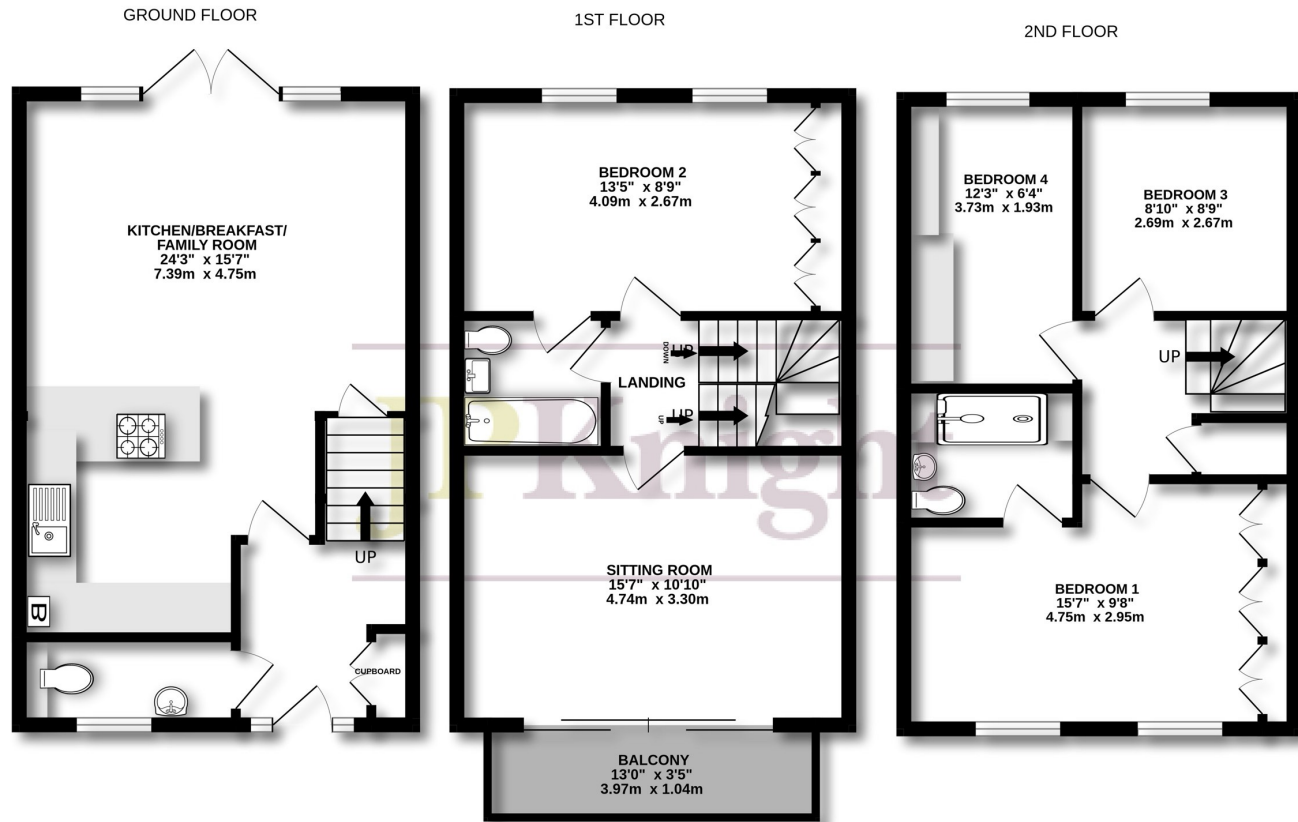
Rear Garden: Attractively landscaped it is a low maintenance garden with paving and gated rear access. It is interspersed with shrubs and enclosed by a timber fence.



Directions
 Turn left from our offices into St Martin's Street and into Market Place that becomes the Reading Road. Follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the apartments and then left into Rotherfield Road, the property is along on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	91 B
69-80	C		
55-68	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.



TOTAL FLOOR AREA : 1350sq.ft. (125.4 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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