



67 Rotherfield Road, Cholsey OX10 9FN



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Set in a fine location on the sought after Cholsey Meadows development a superb family home with a fabulous outlook over acres of parkland. There are 4 bedrooms and 2 bathrooms as well as a 1st floor sitting room with balcony: the ground floor comprises a 24' kitchen/breakfast room and cloakroom.

There are 2 allocated parking spaces and an enclosed low maintenance garden. There are low running costs having a combination of excellent insulation, triple glazing, gas central heating to radiators and a Titon air recirculation system.

The development extends to 80 acres with grounds running down to the Thames, in addition there is a train station within walking distance.

Tenure - Freehold

Accommodation:

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

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

Kitchen/Breakfast/Family Room: 24'3 x 15'8

Kitchen: Fitted with a range of storage units and worktops, stainless steel sink, gas hob, extractor hood, double electric oven, fridge, freezer, dishwasher and washing machine. Wood style floor, down lighters and breakfast bar.

Family Room: A great space with 2 radiators and French doors flanked by side windows to the garden.

Stairs to First Floor Landing: Radiator.





Lounge: 15'7 x 11'3 Twin sliding patio doors to the balcony, radiator.

Balcony: 12'11 x 3'2 Glass balustrade, wood flooring, far-reaching views.

Bedroom 2: 15'8 x 8'7 Two tall windows to the rear, radiator.

Bathroom: White 3-piece suite including a fully tiled bath with shower and screen over, additional tiling, wood style floor, a large mirror, radiator, down lighters.

Stairs to 2nd Floor Landing: Loft hatch, airing cupboard.

Bedroom 1: 15'7 x 9'8 Two tall windows to the front, radiator.

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

Bedroom 3: 8'11 x 8'9 Tall window to the rear and radiator.

Bedroom 4: 12'3 x 6'5 Tall window to rear, radiator.

Outside:
The property has 2 parking spaces.

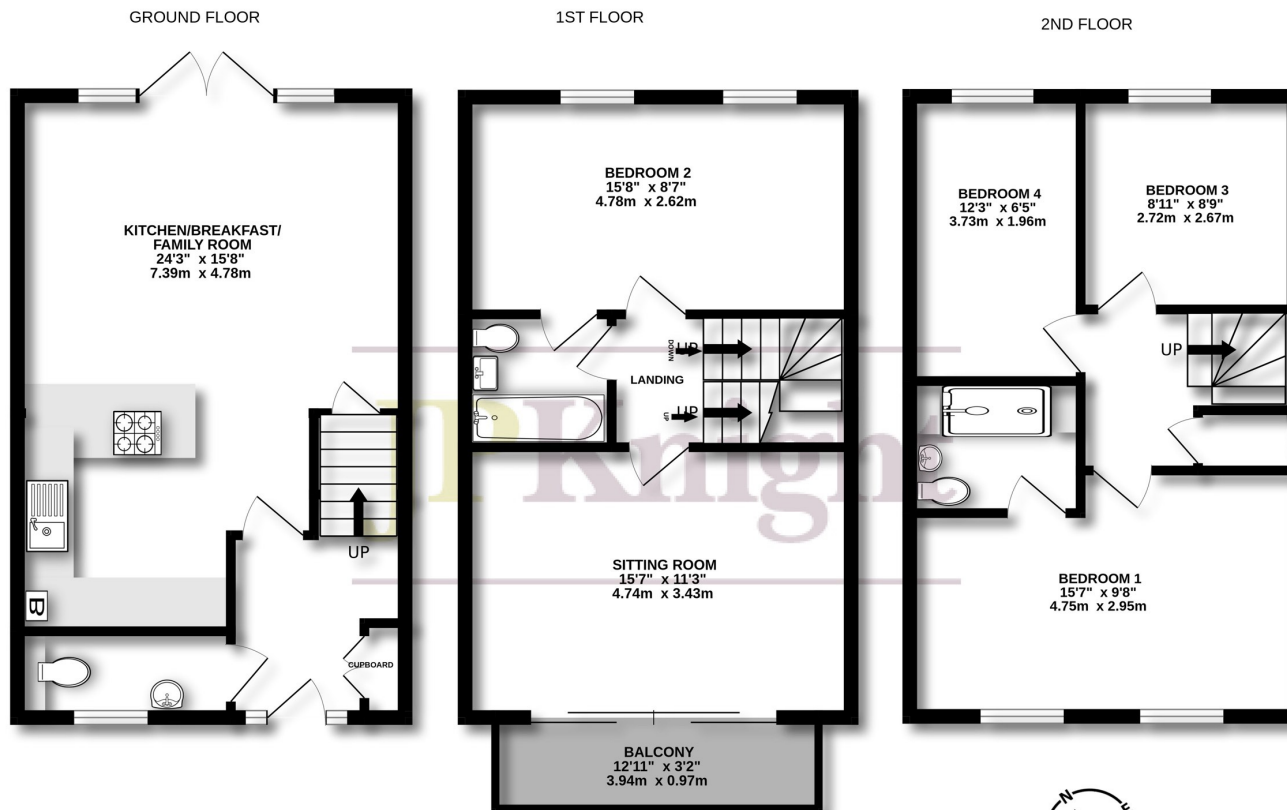
Rear Garden: 31' length with paving and artificial grass. Path runs from the front to the rear with timber gate to the side and timber fencing.



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.

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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