



Ferry Way, Cholsey OX10 9JX



Ferry Way, Cholsey

A most attractive extended home situated in a quiet road on the edge of Cholsey Meadows and its 85 acres of meadowland leading down to the Thames.

Built in 2007 the property features a secluded south-east facing garden that extends to 39' with allocated parking accessible by a gate to the rear.

The accommodation comprises 2 double bedrooms and a 4-piece bathroom: the living area comprises 2 reception rooms, cloakroom and a well fitted kitchen.

In addition to delightful walks on its doorstep it is only 0.8 of a mile from the train station and the shops and amenities in the village centre.



Tenure - Freehold

Accommodation

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

Entrance porch.

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

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

Sitting Room: 15'10 x 12'8 The room has a casement door flanked by windows to the garden, under-stair cupboard, radiator, coved ceiling and wood style floor.

Dining room: 12'4 x 6'1 Window to the rear, part vaulted ceiling with Velux window flooding the room with light, wood style floor and radiator.





Kitchen: 11'7 x 8'1 Window to the front, range of storage units with worktops and stainless steel sink. Gas hob, extractor hood and electric oven with spaces for dishwasher, washing machine and fridge freezer. Tiled floor and gas boiler.

Stairs to Landing: Loft access.

Bedroom 1: 13'6 x 9'11 (excl. wardrobes) Window overlooking the rear garden, full width wardrobes, radiator.

Bedroom 2: 13'6 x 7'9 (excl. wardrobe) Two windows out to the front with fitted blinds, wardrobe and over-stair cupboard, radiator.

Bathroom: Fitted with a white four-piece suite including bath and separate tiled shower cubicle, parts tiled walls, radiator and window.

Outside

To the Front: There is an area of lawn with path to the front door enclosed by a picket fence.

Rear Garden: A lovely feature extending to a maximum of 38 feet in length it features a paved terrace leading to an area of lawn with a flower borders and is enclosed by timber fencing with a path leading to the rear gate.

Parking Area: Set to the rear of the garden there is a communal parking area where two cars can be parked in tandem.



Directions

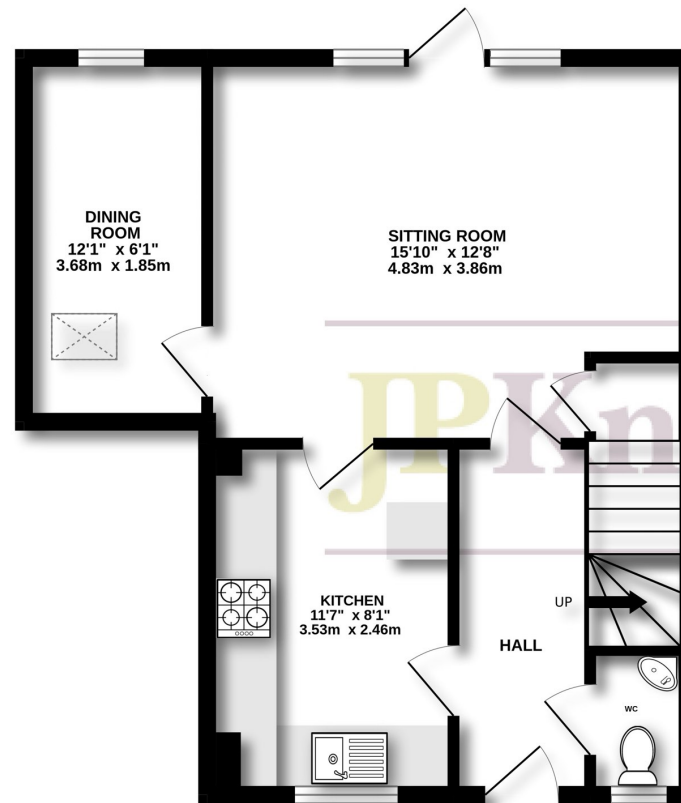
Turn left from our offices into St Martin's Street, through the Market Place and out onto the Reading Road: follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then take the third entrance on the left into Ferry Lane and take the first right into Ferry Way, the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

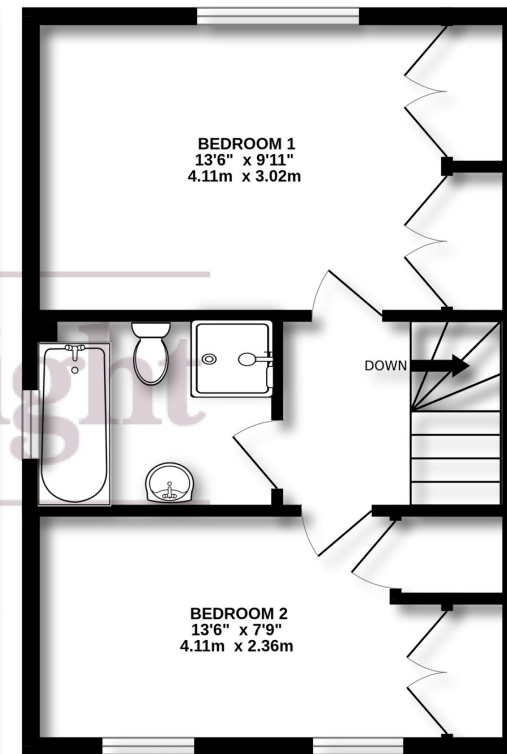
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 860sq.ft. (79.9 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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