



Ridgeway Court, Cholsey OX10 9GU





## Ridgeway Court, Cholsey

A stunning town house, part of this imposing Victorian hospital conversion, it is Grade II listed and set within beautiful parklike communal grounds that extend to c.85 acres and run down to the River Thames.

The property features many period features, including 10' and 11' ceilings, with tall sash windows. The accommodation comprises 3 bedrooms and 2 bathrooms on the first floor along with a superb 29' open plan living/dining room/kitchen on the ground floor with access to the garden: there is also a hall, cloakroom and utility.

The development has its own roads and communal gardens, it is within easy walking distance of both the village centre and the train station. The property has two allocated parking spaces and its own south-west facing garden.



## Tenure - Leasehold

The property is double glazed with gas central heating to radiators and has an air recirculation system to help minimise running costs.

Entrance Hall: Stairs to landing, window with plantation shutters, herringbone style floor, radiator, large under stair storage cupboard with light.

Cloakroom: White two piece suite and radiator.

Utility Room: Sash window with plantation shutters, cupboards and worktop. There is space for a washing machine and tumble drier, radiator and gas boiler.

Kitchen/Breakfast/Living Room:

Living Area: Twin sash windows to the garden (plantation shutters), wood style floor, panelling, two radiators and a dramatic 11'4 ceiling.







Kitchen/Breakfast Area: Range of storage units with quartz worktops and integral sink with quooker tap. Induction hob, extractor hood, electric oven and combi microwave oven, fridge freezer, dishwasher, panelled walls, plantation shutters, two hanging lights.

Stairs to Landing: There are 10' ceilings to the first floor. Sash window with plantation shutters, radiator. Cupboard (8'9 x 4') housing hot water tank, sash window & Greenwood air circulation unit.

Bedroom 1: Twin sash window to rear: panelled headboard, radiator and double wardrobe.

En Suite Shower Room: White 3-piece suite including a tiled shower cubicle, tiling, large wall mirror, chrome radiator, down lighters.

Bedroom 2: Twin sash window with plantation shutters, radiator, wardrobe.

Bedroom 3: Sash window with plantation shutters to front, radiator, picture rail.

Bathroom: White 3-piece suite, part tiled walls, sash window, plantation shutters, chrome radiator, down lighters.

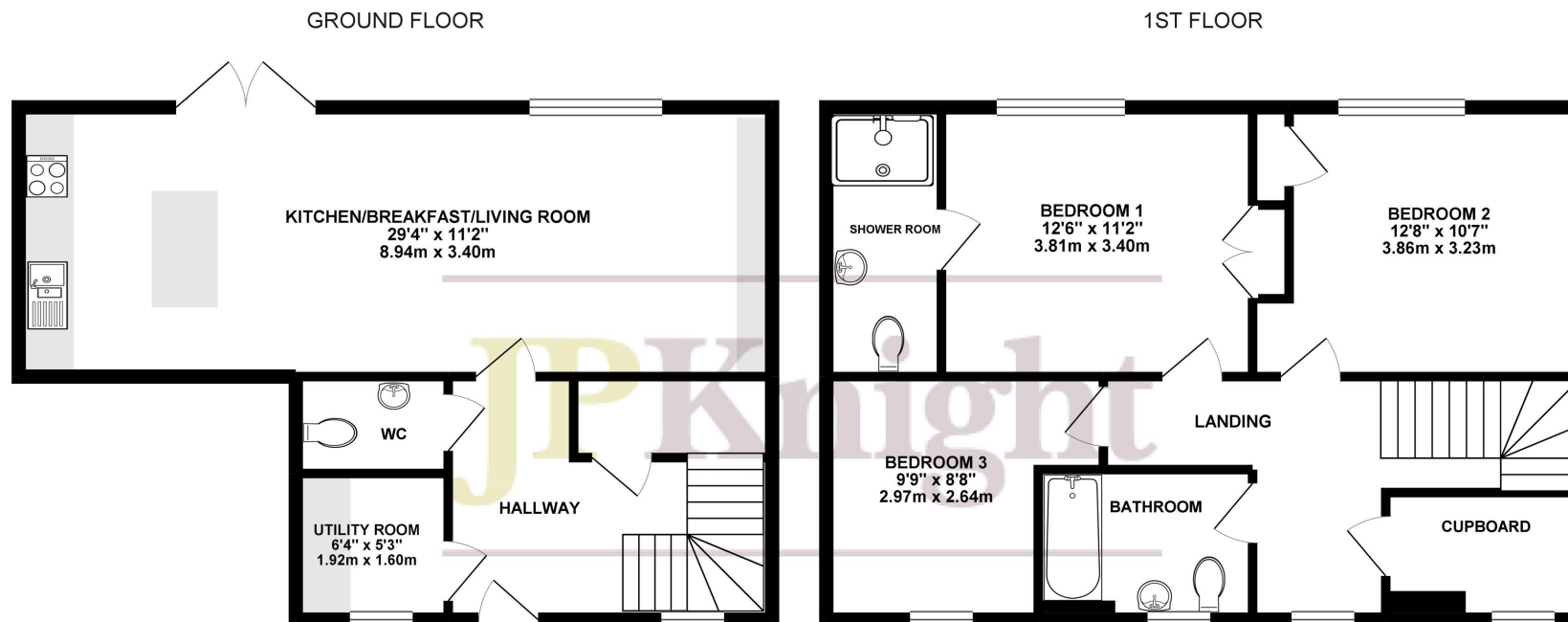
Outside:

A paved path leads via beautifully landscaped communal gardens, opposite the parking area to the front door. Two allocated parking spaces.

Rear Garden: Extending to 38' and facing south-west the garden is low maintenance, set to gravel with established beech hedges and wrought iron fencing, gate opening out to the communal gardens beyond.

The development features delightful communal gardens, both allocated and visitor parking. There is parkland crisscrossed with pathways down to the Thames and a cricket ground set just by the development.





TOTAL FLOOR AREA : 1202.77 sq. ft. ( 111.74 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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Directions: Turn left from our offices into St Martin's Street, into St Mary's street, it 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 new apartments, turn left into Rotherfield Road. At the end turn right into the parking area, the gate leading to the property is opposite.

**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.

