



Wallingford Road, Cholsey OX10 9LG



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Occupying a desirable non-estate position in the heart of a highly sought-after village, the property is a beautifully presented residence that effortlessly blends period charm with modern living. Believed to date back to circa 1795, the original structure retains its characterful features while benefiting from thoughtful extensions and high-quality improvements, offering an ideal setting for contemporary family life. This exceptional home has been sympathetically enhanced to meet the demands of modern living, creating a spacious and versatile layout without compromising its historical integrity. Set within a charming village environment and offering excellent connectivity to nearby amenities, this unique property is perfectly suited for those seeking the elegance of heritage architecture combined with the convenience of present-day comfort.

Downstairs there is a spacious kitchen/breakfast room which opens to the family room with bifold doors that open directly onto the garden creating a seamless connection between indoor and outdoor living. A separate 16' sitting room has a brick fireplace with log burning stove adding a cosy focal point, it has an adjacent study. In addition there is a utility room and snug with further fireplace. There is a ground floor bedroom with adjacent shower room and upstairs a further three well appointed bedrooms and a stylish 4-piece bathroom.

The generous garden is beautifully laid out with feature shrubs and a designated fire pit area. Tucked away at the side of the garden is a stylish wooden bedroom pod, perfect for guests, office or studio with a nearby shower. This home combines fantastic living in a village with easy access to local amenities and train station.



Tenure - Freehold

Accommodation

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

Entrance Hall: Panelled, dado, radiator, tiled flooring.

Kitchen: Front aspect, range of storage units, wood worktops and a Belfast sink. Gas hob, extractor hood, double electric oven, island breakfast bar, tiled flooring, downlights, open way to:

Family Room: Part vaulted ceiling with two Velux windows, downlights, bifold doors to the garden, tiled floor, feature wood panelled wall, three shelved cupboards.

Utility Room: Side aspect, space for washing machine, shelving.

Sitting Room: Window with plantation shutters to the front, terracotta tiled floor, brick fireplace with log stove, door to stairs cupboard under, open way to:

Study Area: Tiled floor, French doors to the garden, radiator, Velux window, cupboards.





Snug: Window with plantation shutters to the front, radiator, wood style floor, fireplace, walk-in cupboard and shelving.
 Bedroom 4: There is a window with plantation shutters to the garden, wood style floor, radiator and two Velux windows. Walk-in wardrobe with hanging rail, shelves and wood style floor.
 Shower Room: White 3-piece suite, tiled walls and floor, window, chrome radiator, downlights.

Stairs to Landing: Windows with plantation shutters to front and rear, loft hatch, airing cupboard.
 Bedroom 1: Bright double aspect room with two windows, one to the garden and the other to the side all with plantation shutters, two radiators.
 Bedroom 2: Window with plantation shutters to the garden, radiator.
 Bedroom 3: Window and plantation shutters to the garden, radiator.
 Bathroom: Luxury 4-piece white suite including bath and large shower cubicle, part tiled walls, tiled floor. Windows to front and side with plantation shutters, downlights, radiator, wall mirror flanked by cabinets.

Outside
 To the front: Gravel drive, raised shrub beds with stone wall to the rear and front, Portuguese laurel hedge across the front of the house.
 Garage Block
 Double garage with up/over doors, inspection pit. Workshop, windows front and rear, door to the garden, workbench and loft hatch.

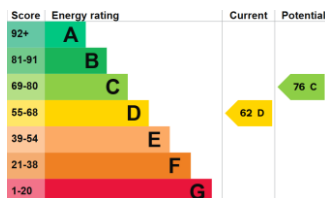
Timber pod with power and insulation, French doors open to a deck at front, double glazed window to the rear.
 Timber shower room, set to rear of pod.

Rear Garden: Central lawn with beautifully stocked and shaped borders with an abundance of specimen shrubs and trees, circular gravel area with firepit. Corner timber deck with canopy, stepped path through a barked bed to a second timber deck with a path to the pod. The garden features a large Ash tree, mature English Cox, along with Japanese Acers, greengage and fig trees. A full width paved terrace has a retaining wall, steps lead under a pergola with brick path to the garage and pod.



Directions:

Head south on St Martin's Street towards Market Place, follow through into St Mary's Street and continue onto the Reading Road. At the roundabout, take the 3rd exit onto A4130, at the next roundabout, take the 1st exit onto Wallingford Road and the property is towards the end 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Approximate Gross Internal Area 1800 sq ft - 167 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 1140 sq ft - 106 sq m

First Floor Area 660 sq ft - 61 sq m

Garage Area 350 sq ft - 33 sq m

Outbuilding Area 116 sq ft - 11 sq m

