



1a Villa Close, Cholsey OX10 9FJ



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A spacious ground floor one-bedroom maisonette set within the sought after Cholsey Meadows development, which enjoys 80 acres of beautifully maintained communal grounds that reach down the River Thames.

The property features an open-plan living room and kitchen, with the kitchen area fitted with an integrated oven, hob and fridge/freezer. There is a generous double bedroom and a well-appointed bathroom.

The home benefits from double glazing throughout and is ideally located within walking distance of a local train station.



Tenure – Share of Freehold

Accommodation

Front door opens to:

Living Room/Kitchen: 26'2 x 12' max.

Living area: Tall doubled glazed window to the front, wood style floor, open way to:

Kitchen Area: Fitted with a range of storage units with pelmet lighting and corner carousel, worktops and a stainless steel sink. Integrated electric ceramic hob with stainless steel back plate and extractor hood, electric oven, fridge and freezer: recess for washing machine. Wood style floor electric panel heater.



Inner lobby: Set off the living room with wood style floor and an under-stair storage cupboard. Door to bathroom.

Bedroom: 16'1 x 10'6 Full height double glazed and partially obscured windows and casement door to the rear. There is a wood style floor and a range of wardrobes and an electric panel heater. Airing cupboard with pressurised hot water tank.

Bathroom: 8'4 x 5'2 White three-piece suite including a tile enclosed bath with a shower attachment and screen, low-level WC, handbasin. Wood style floor, chrome radiator and downlights.

Outside

There is an area of block paving across the front with communal gardens planted with shrubs and established trees to the side.



Directions;

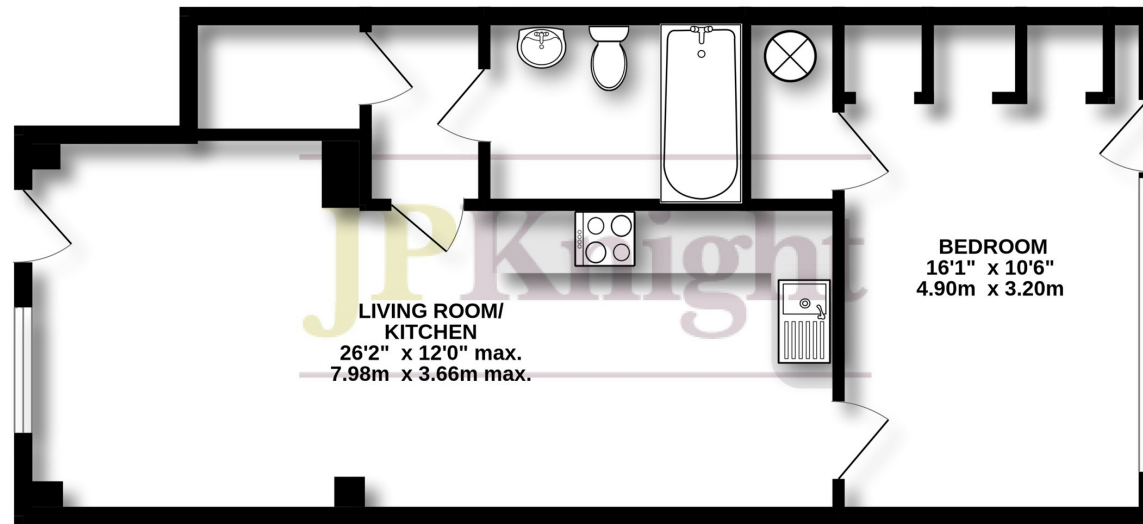
Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.6 miles, then turn left into Ferry Lane. Turn first left into Newlands Way and towards the end turn left into Villa Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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