



Honey Lane, Cholsey OX10 9NJ



Honey Lane, Cholsey

A fabulous new home set in arguably the best road in this popular village and finished to a luxurious specification. Its commanding elevated position provides both seclusion and far reaching views.

With c. 1900 sqft. of accommodation there are 4 double bedrooms including a main suite including dressing room and en suite as well as a 4-piece main bathroom. The living area centres around a fabulous, triple aspect 34' kitchen/breakfast/living room, there are 2 further reception rooms, a utility and cloakroom.

The gardens extend to the front and side of the house and include a private south facing terrace, there is a walled parking area to the front.

This great location is within walking distance of the amenities in the village centre and the train station.



Tenure - Freehold

Accommodation

Entrance Porch with down lighters.

Entrance Hall: Central staircase with glass balustrade, wood floor with underfloor heating and down lighters.

Sitting Room: Double aspect with French doors to the garden and windows flanking the fireplace, fireplace recess with a tiled hearth, down lighters.

Family Room: Wide bay window and separate side window creating a bright and spacious room with downlighters and underfloor heating.

Kitchen/Breakfast/Living Room: A fantastic room with a large bay window, bifold doors to the terrace and further windows to front and side. Fitted with an excellent range of storage units, Quartz worktops and composite sink. Induction hob with extractor hood, double electric oven, plate warmer, full height fridge and freezer, large island unit incorporating breakfast bar, dishwasher, wine fridge, wood floor with underfloor heating and down lighters.





Utility Room: Range of storage units with quartz worktop cupboard below, fitted sink, integrated washing machine and tumble dryer. Wood floor with underfloor heating.

Cloakroom: White two-piece suite, down lighter, wood floor with underfloor heating.

Stairs to First Floor Landing: Glass balustrade, fitted chandelier, downlighters radiator and loft access.

Bedroom 1: Far reaching views to the front via the casement door and side window which opens to a glazed Juliet balcony, two radiators.

Dressing Room: With downlights, radiator and fitted with an extensive range of hanging rails, drawers and shelving.

Ensuite Shower Room: Fitted with a wide tiled shower cubicle, low-level wc and twin hand wash basins on a floating drawer unit, tiled walls and floor, radiator and window.

Bedroom 2: Picture window featuring magnificent views to the front, radiator.

Bedroom 3: Rear aspect and radiator.

Bedroom 4: Rear aspect, triple wardrobe and radiator.

Bathroom: Luxury four-piece suite including bath with wall mounted mixer unit, large walk-in shower cubicle, low-level WC and hand wash basin on floating unit. Tiled walls and floor, down lighters, radiator, double glazed window.

Outside

Block paved driveway parking area with retaining walls and steps rising to the property with a path to the front door and the side terrace.

Gardens

Extending to the front and side of the house the gardens are laid predominantly to lawn with a lavender border. There is a stone side terrace by the kitchen and gravel path running across the rear and far side with further area of lawn. Air source heat pump.



Turn left from our offices into St Martin's Street, follow this through town and out on the Reading Road to the roundabout. Turn right onto the A4130, then left at the next roundabout onto the Wallingford Road. After 1.3 miles turn left at the mini roundabout, then proceed straight through the twin roundabouts into Honey Lane, the property is at the top on the left.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
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.



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 2245 sq ft - 208 sq m

Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 914 sq ft – 85 sq m

Loft Floor Area 358 sq ft – 33 sq m



JPKnight