



Downside, Cholsey OX10 9FG



## Downside, Cholsey

NO ONWARD CHAIN - A rare opportunity to acquire a well-presented terraced cottage: built in 2009, it is set on this small development close to the train station and the amenities in the village centre.

The accommodation comprises two double bedrooms and two bathrooms on the first floor, whilst the ground floor comprises a spacious living-dining room with French doors to the garden, a cloakroom and a well-equipped kitchen. The house has two parking spaces to the front, a small front garden and a secluded westerly-facing rear garden.

## Tenure - Freehold

Accommodation

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

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

Cloakroom: Fitted with a white two-piece suite, radiator and downlighters.

Living/Dining Room: French doors open to the rear garden with an additional window. There is a wood-style floor, a radiator and an under-stair cupboard.





Kitchen: Window to the front, range of storage units with worktops and stainless steel sink, integrated gas hob with stainless steel back plate and extractor hood, electric oven, dishwasher and spaces for a fridge/freezer and washing machine. Radiator, down lighters and a gas boiler.

Stairs to Landing: Loft access and linen cupboard.

Bedroom 1: Front aspect, double wardrobe and wood-style floor, radiator.

Ensuite Shower Room: Fitted with a white three-piece suite, wood-style floor, tiling, downlighters, radiator and window.

Bedroom 2: Two windows overlook the gardens to the rear, a large wardrobe, radiator and wood-style floor.

Bathroom: Fitted with a white three-piece suite, part tiled walls, wood-style floor, radiator and downlighters.

Outside

To the front: Laid to lawn with established hedge and path to the front door.

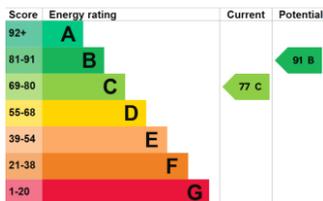
Two allocated parking spaces in front of the house.

Rear Garden: Paved terrace leading to an area of lawn with a garden shed, enclosed by timber fencing. Garden shed.

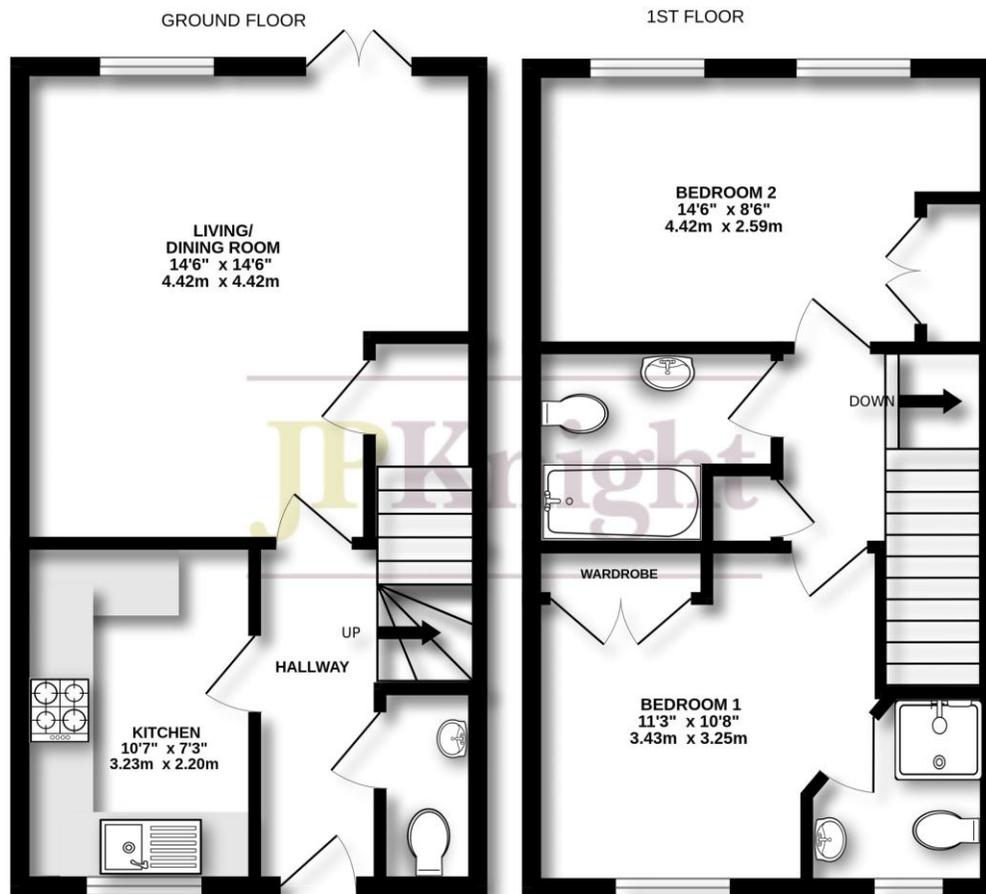


**Directions:**

From our office, turn left onto St Martin's Street, follow it into St Mary's Street and follow the road out onto the Reading Road, through Winterbrook and at the large roundabout, continue straight across onto the Reading Road/A329. After 1.6 miles, turn right onto Papist Way. Downside is on the right.



**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.



TOTAL FLOOR AREA : 764sq.ft. (71.0 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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