

WE VALUE



YOUR HOME



Hawksworth Place, Cholsey
£1,395,000



Offered with no onward chain, this beautifully presented substantial family home boasts a stylish modern interior and is one of just three properties within this exclusive cul-de-sac. Ideally located just a 6 minute walk from Cholesey train station, the property offers direct links to Paddington, London in approximately 45 minutes, and is also within close proximity to Moultsford Prep School, Cranford House School and The Oratory School.

The impressive ground floor offers stunning open-plan living, featuring a spacious kitchen/diner and lounge area flooded with natural light from the bi-folding doors. The stylish kitchen is centred around a contemporary island, while the lounge benefits from a cosy wood burner. In addition, there is a separate family room, office, cloakroom and practical utility/boot room.

To the first floor are five generous double bedrooms, including two with en-suite facilities, alongside a modern family bathroom, providing ample space for growing families. Bedrooms four and five further benefit from access to a balcony, creating the perfect spot to enjoy the surrounding views.

Additional features include underfloor heating to both floors, an alarm and CCTV system, a sunny south-west facing garden and ample off-street parking on the property's driveway. This is an exceptional opportunity for those seeking a sizeable home in a highly desirable village location.





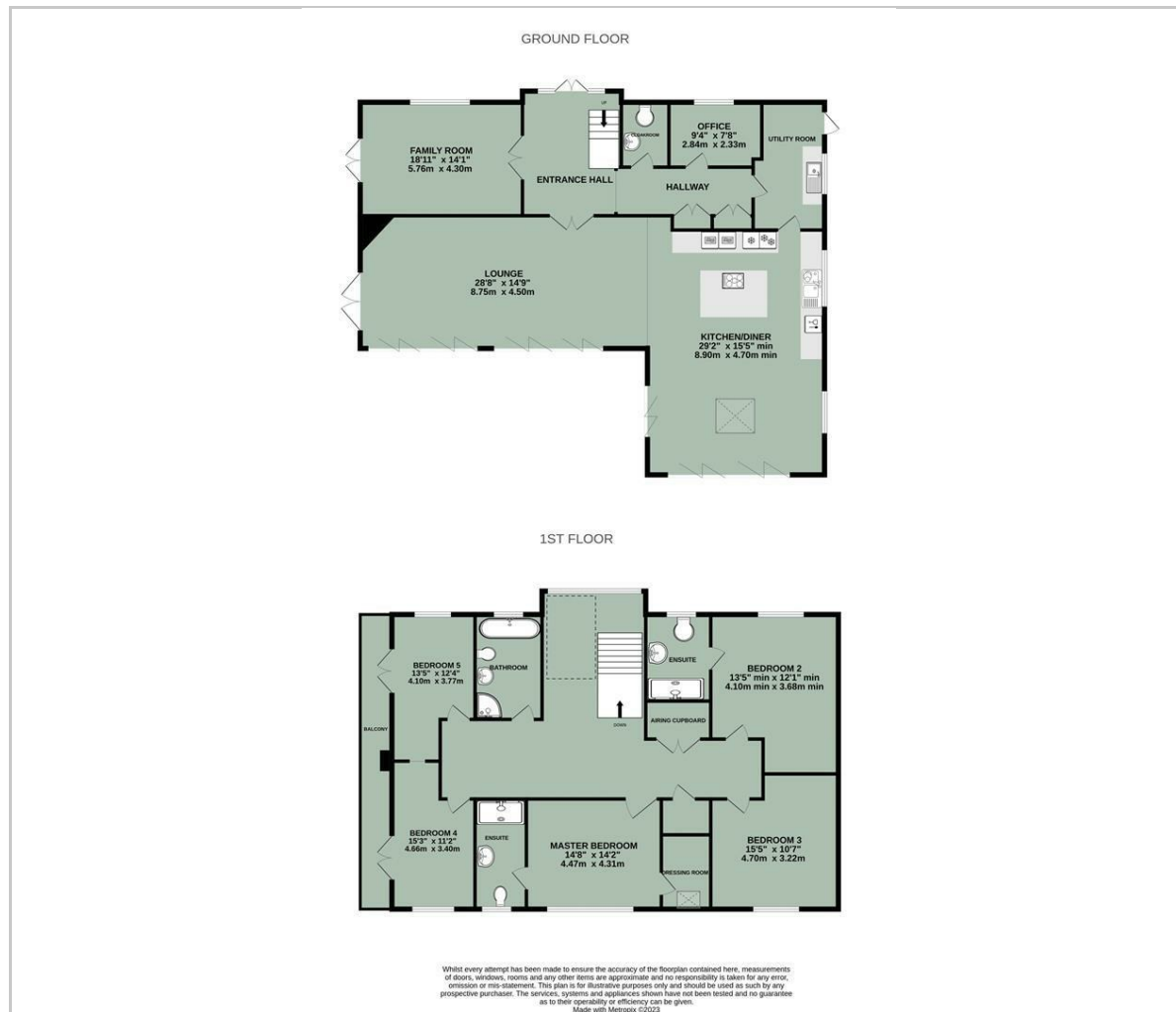
- OFFERED WITH NO ONWARD CHAIN
- SUBSTANTIAL DETACHED FIVE-BEDROOM FAMILY HOME
- ONE OF THREE IN AN EXCLUSIVE CUL-DE-SAC
- UNDERFLOOR HEATING TO BOTH LEVELS
- GENEROUS OPEN-PLAN LIVING AREA WITH BI-FOLDING DOORS
- TWO EN-SUITES & FAMILY BATHROOM
- OFFICE, UTILITY & CLOAKROOM
- SOUTH-WEST FACING REAR GARDEN
- AMPLE OFF-STREET PARKING
- FLOOR AREA APPROX. 3497 SQ FT



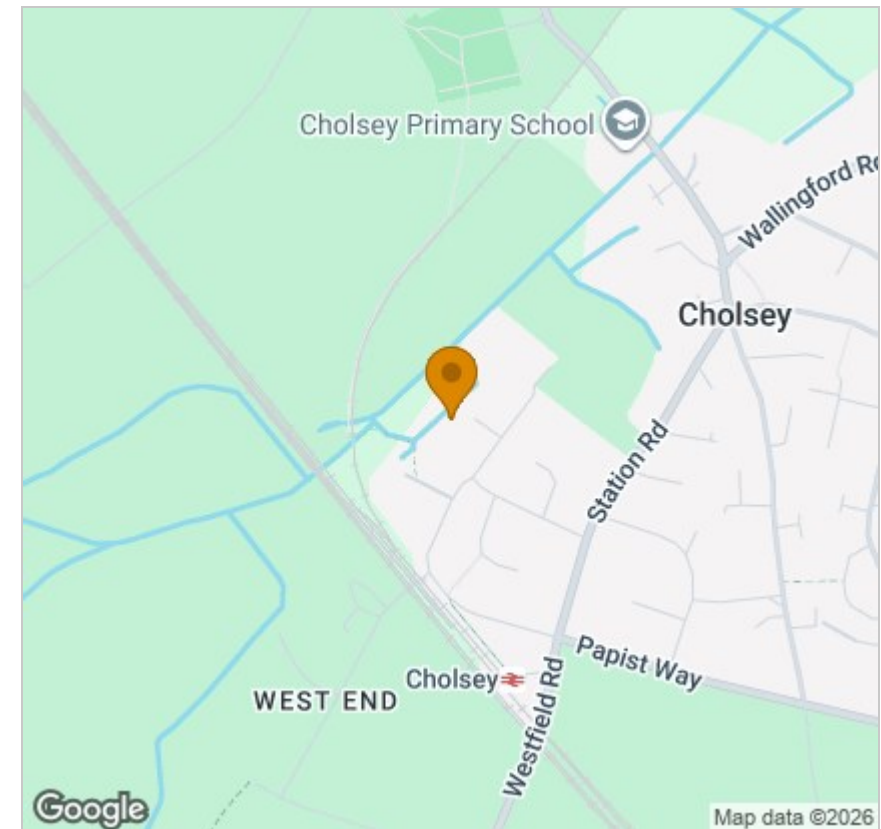
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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