4 Ridgeway Court
Cholsey, Oxfordhsire, OX10 9GU

JAMESGESNER
- ESTATE AGENTS -

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OIEO £475,000 SHARE OF FREEHOLD

Set within the beautifully converted former hospital at Cholsey Meadows and offered to the market with no onward chain, this exceptional three-bedroom home combines character, space and high-quality finishes throughout.

Council Tax Band E - Lease & Service Charges; 999 year lease dating from 1 October 2011. Annual ground rent of £100 and current service charge of £3,800 per annum (which includes buildings insurance).

There is an additional estate charge of approx. £65 per month These charges are reviewed annually in April.

Set within the beautiful Cholsey Meadows development and offered to the market with no onward chain, this exceptional three-bedroom home combines character, space and high-quality finishes throughout. Immaculately presented and thoughtfully designed, it offers versatile accommodation in one of South Oxfordshire's most sought-after developments.

The ground floor comprises an inviting entrance lobby, an enlarged cloakroom with utility cupboard housing a washing machine and tumble dryer, stunning kitchen/breakfast room fitted with premium integrated appliances and elegant granite work surfaces. The spacious 22ft sitting/dining room has a feature fireplace and enjoys an abundance of natural light, with French doors opening onto the private rear garden, while a separate study provides the perfect space for home working.

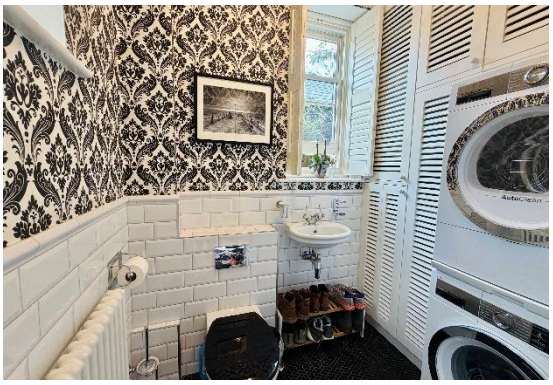
Upstairs, the impressive principal bedroom benefits from a dedicated dressing room, complemented by two further generous double bedrooms (both with fitted storage). The beautifully appointed family bathroom features a classic roll-top bath alongside a separate walk-in shower, creating a luxurious retreat.

Outside, the property enjoys allocated parking for two vehicles to the front. A gated entrance leads to a secluded patio and decked garden with a useful brick-built storage shed. To the rear, a private south-facing patio provides an ideal space for outdoor entertaining and enjoys direct gated access to the beautifully maintained communal grounds. There is also a separate bike shed for residents also.

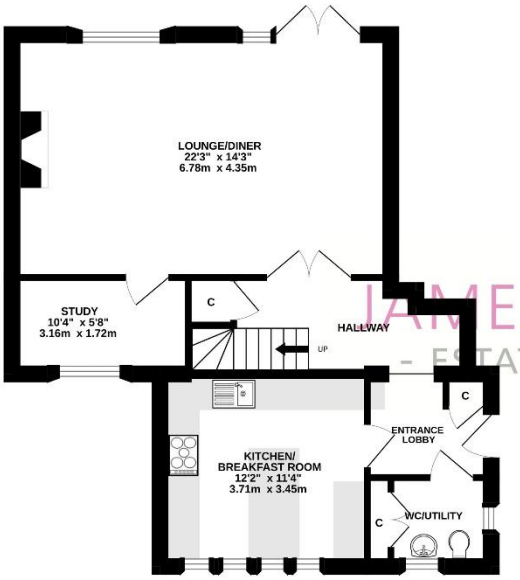
Residents of Cholsey Meadows benefit from an outstanding range of shared amenities, including a cricket pitch, children's play area, allotments, café, hairdresser and the magnificent Great Hall, all contributing to the unique sense of community that defines this exceptional development.

Cholsey itself is a thriving and well-connected village just south of Wallingford, offering an excellent range of everyday amenities including a highly regarded primary school, Tesco Express, pharmacy, traditional butcher, cafés, hairdressers and barbers. The village boasts an active community with football, cricket and tennis clubs, nearby golf and equestrian facilities, together with regular events held at the Pavilion and the historic Great Hall.

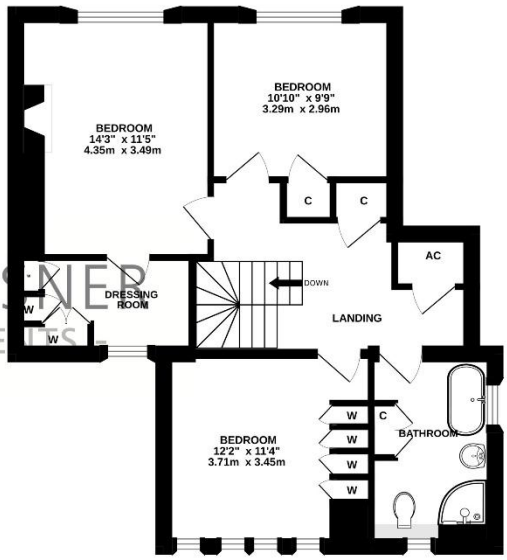
With a mainline railway station providing direct services to Reading and Oxford in under 20 minutes and London Paddington in just 55 mins. Cholsey is an ideal location for both commuters and families seeking village life without compromise. The River Thames, Berkshire Downs and open countryside offer plentiful routes for walking and outdoor pursuits.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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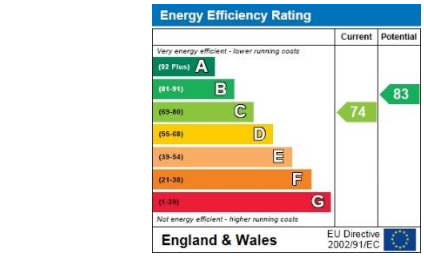

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- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t:01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk

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