



11 West End
Cholsey, Oxfordshire, OX10 9LW



JAMESGESNER
- ESTATE AGENTS -



**11 West End
Cholsey
Oxfordshire
OX10 9LW**

**OFFERS OVER £550,000
FREEHOLD**

Conveniently positioned within a short, level walk (under 400 metres) of both the village centre and mainline railway station, this four-bedroom detached home presents an excellent opportunity for buyers seeking to modernise and add value.



Offered to the market with no onward chain, the property further benefits from a west-facing rear garden, integral garage, and a generous driveway.

The accommodation is well-proportioned and thoughtfully arranged, comprising an entrance porch leading into a welcoming hallway, a 16' principal reception room, separate dining room, and a conservatory overlooking the garden.

The kitchen/breakfast room extends to approximately 13', complemented by a cloakroom and internal access to the garage. To the first floor are four bedrooms, three comfortable doubles and a well-sized single with the principal bedroom enjoying an en-suite, alongside a family bathroom. Both bath/shower rooms are fitted with Aqualisa showers.

Externally, the property is set back behind a double-width blok paved driveway, leading to the integral garage with an electric roller door. Gated side access provides a seamless transition to the enclosed rear garden, which enjoys a desirable westerly aspect. Predominantly laid to lawn, the garden also features a patio area ideal for outdoor entertaining, well-stocked flower and shrub borders, and a backdrop of mature trees providing a good degree of privacy.

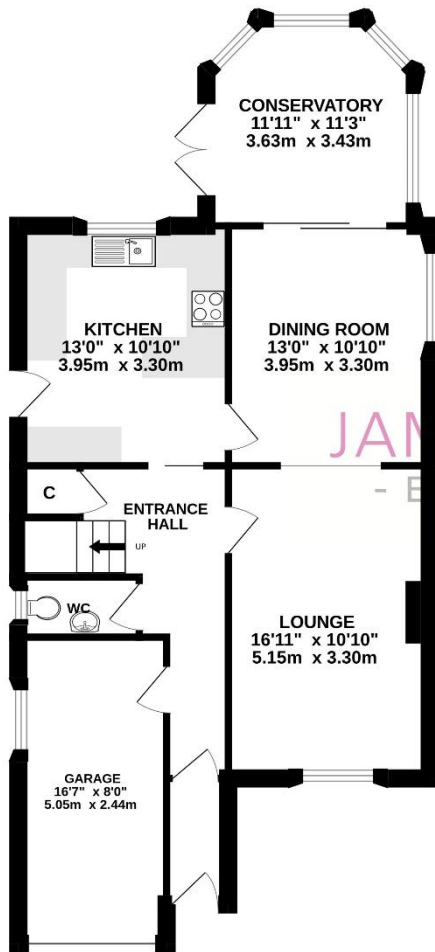


The village offers a vibrant and well-supported community, with a range of everyday amenities including a local shop, pharmacy, butchers, and other independent retailers. The mainline station provides direct services to Reading, Oxford, and London Paddington in under an hour, making it an excellent choice for commuters. Road connections are also favourable, with the A34 approximately 9 miles away and the M4 accessible at Junction 12, around 12 miles distant.

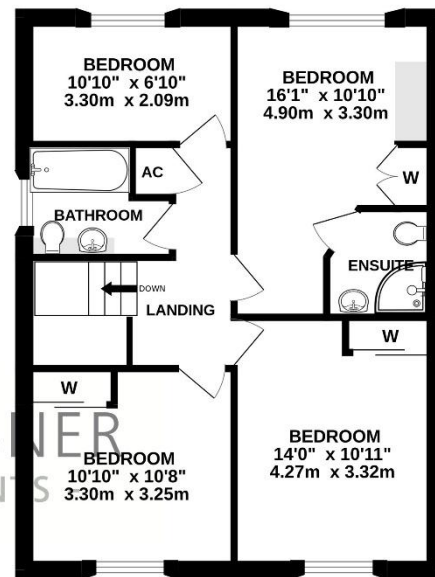
Further enhancing its appeal, the area is served by a well-regarded primary school and a variety of recreational facilities, including football and cricket clubs, a golf society, and access to scenic riverside walks and the surrounding countryside.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 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.
Made with Metropix 52026



JAMESGESNER
- 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