



Reading Road, Wallingford, OX10 9HN

Offers Over £700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A stylish and wonderfully presented four-bedroom detached family home offered to the market with a closed onward chain.

The accommodation is arranged over three floors and comprises of an entrance hall, a bright and airy lounge with added wood burner and solid oak flooring, a useful utility room and an impressive kitchen/dining room with fully integrated appliances spanning the full length of the house. On the first floor there are two double bedrooms, both accompanied with an en-suite shower room plus a dressing area from the principal bedroom and a family bathroom. On the second floor there are two further double bedrooms with additional eaves storage. To the rear of the property there is an enclosed and private west facing garden, which is mainly laid to lawn with the added benefit of a bar/bbq area alongside the patio, making this the perfect space for entertaining. To the front of the property there is driveway parking for four vehicles. To fully appreciated, size, location and overall presentation, viewings are highly recommended.





## Key Features

- Detached family home
- Closed onward chain
- Immaculately presented throughout
- Parking for four vehicles
- Garden area perfect for entertaining with bar and BBQ area
- Four double bedrooms
- Two ensembles from the two largest bedrooms
- Kitchen diner with integrated appliances and utility
- Lounge with log burner



## The Location

The property is located in the village of Cholsey which has a number of shops including a Tesco local store, pharmacy, hairdressers, cafe, several public houses, restaurants and a superb family butcher. The local primary school is held in high regard and a huge draw to the village is its train station located on the main line from Oxford to London (and Reading).

The village has an active community with regular village events, sports clubs and bus service to neighboring towns.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking four vehicles, the entrance to the driveway is shared between you and the neighboring house. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates coverage on all major mobile phone providers is available at this address. The government portal generally highlights this as an unlikely/ low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1644 sq ft - 153 sq m**

Ground Floor Area 669 sq ft – 62 sq m

First Floor Area 613 sq ft – 57 sq m

Second Floor Area 362 sq ft – 34 sq m



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