



14 IPSDEN COURT

CHOLSEY ♦ OXFORDSHIRE

Warmingham
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Cholsey Station - 10 min walk ♦ River Thames - 5 min walk

♦ Wallingford - 2 miles ♦ Goring on Thames - 4 miles ♦

Oxford - 15 miles ♦ Henley on Thames - 11 miles ♦

Reading - 12 miles ♦ M4 at Theale (J12) - 13 miles

♦ M40 at Lewknor (J6) - 14 miles ♦ Newbury - 15 miles ♦

Didcot - 8 miles (Distances and times approximate)

A spacious ground floor apartment, situated within this delightful Grade II listed Victorian Fairmile development. The property boasts many features retaining its Victorian heritage including exceptionally high ceilings and refurbished sash windows, while also being fully modernised, with a kitchen and bathrooms recently re-fitted by the current owner. The property enjoys an outlook from all rooms over the maintained communal grounds, and benefits from access to these 100 acres of parkland and gardens leading down to the River Thames. Number 14 also has two allocated parking spaces, and is conveniently located less than a mile from the mainline railway station. The property is for sale with no onward chain.

♦ Split Level Entrance Hall

♦ Open Plan Living Space

♦ Re-fitted Contemporary Kitchen

♦ Four Bedrooms, Two Bathrooms

♦ Exceptionally High Ceilings Throughout

♦ Overlooking the Landscaped Communal Grounds

♦ Access to 100 Acres of Parkland & Gardens

♦ Two Allocated Parking Spaces

♦ Available with No Onward Chain

♦ In All Extending to 1,231 sq ft



SITUATION

Lying at the foot of the Berkshire Downlands, close to the River Thames is the fair sized village of Cholsey situated approximately 2 miles southwest of Wallingford and surrounded by a pleasant rural landscape designated an area of 'Outstanding Natural Beauty'.

The original settlement dates back to Saxon times but since 1950 the Village has grown considerably from its modest origins centred around a small green known as 'The Forty' and now boasts a good range of shops and amenities including a Tesco Express supermarket with a Post Office, a general stores and newsagents, a ladies and gents hairdresser, a highly regarded butcher together with a wide range of trade services including an electrical wholesaler and contractor, a long established building company, plumbing and garden maintenance contractors. There are 2 Restaurants in the Village as well as 2 Public Houses serving food, a Veterinary Practice and a playing field hosting a variety of sports activities including football, tennis and cricket. There is also a well - supported Village Golf Society. The Village also has Scout, Cub and Guide packs and an excellent Village Primary School as well as a number of play, nursery and toddler groups for young mums.

Importantly the Village has a mainline railway station with fast, regular commuter services up to London (Paddington) in well under the hour via Reading (20 minutes) and up to Oxford. On the Southern edge of the Village is an impressive Viaduct designed by Isambard Kingdom Brunel in 1840. The late Poet Laureate John Masefield lived at Lollington House located just to the West of the Village. The Parish Church of St Mary's, built in 1130, has some of the finest Norman work in the district, including an unspoilt early English chancel and in the churchyard can be seen the grave of Agatha Christie.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Cholsey

itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulshurst Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The historic old market town of Wallingford on Thames, granted a charter in 1155 by Henry II is within easy reach and offers a wider and more comprehensive range of shops and amenities, including a new large Waitrose Supermarket as well as a family owned departmental store.

Elizabeth Line services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

CHOLSEY MEADOWS

Originally a Victorian Hospital within riverside grounds, Cholsey Meadows development is a blend of converted apartments and new builds, laid out within 100 acres of parkland on the edge of Cholsey village. There are excellent communal facilities, including a children's play area, cricket pitch and pavilion, allotments, and direct access to the River Thames, with over a mile of scenic river frontage, as well as the Ox Shed café.

PROPERTY DESCRIPTION

The property is accessed via a communal entrance. From the front door, a few steps lead down to a generous hall. The main living space is a spacious open room, with high ceilings and sash windows with a pleasant outlook over the communal grounds. The kitchen has been re-fitted by the current owner with a contemporary range of gloss handless units and Oak worktop, with a nod to the traditional with herringbone LVT flooring. The kitchen is fitted with integral appliances including fridge/freezer, dishwasher, oven, microwave and induction hob with a built-in extractor.

The main bedroom is a light-filled room with sash windows and an en-suite shower room. There is another spacious double bedroom with fitted wardrobes, and two further bedrooms. The family bathroom has been re-fitted by the current owner to provide a bath with shower over.

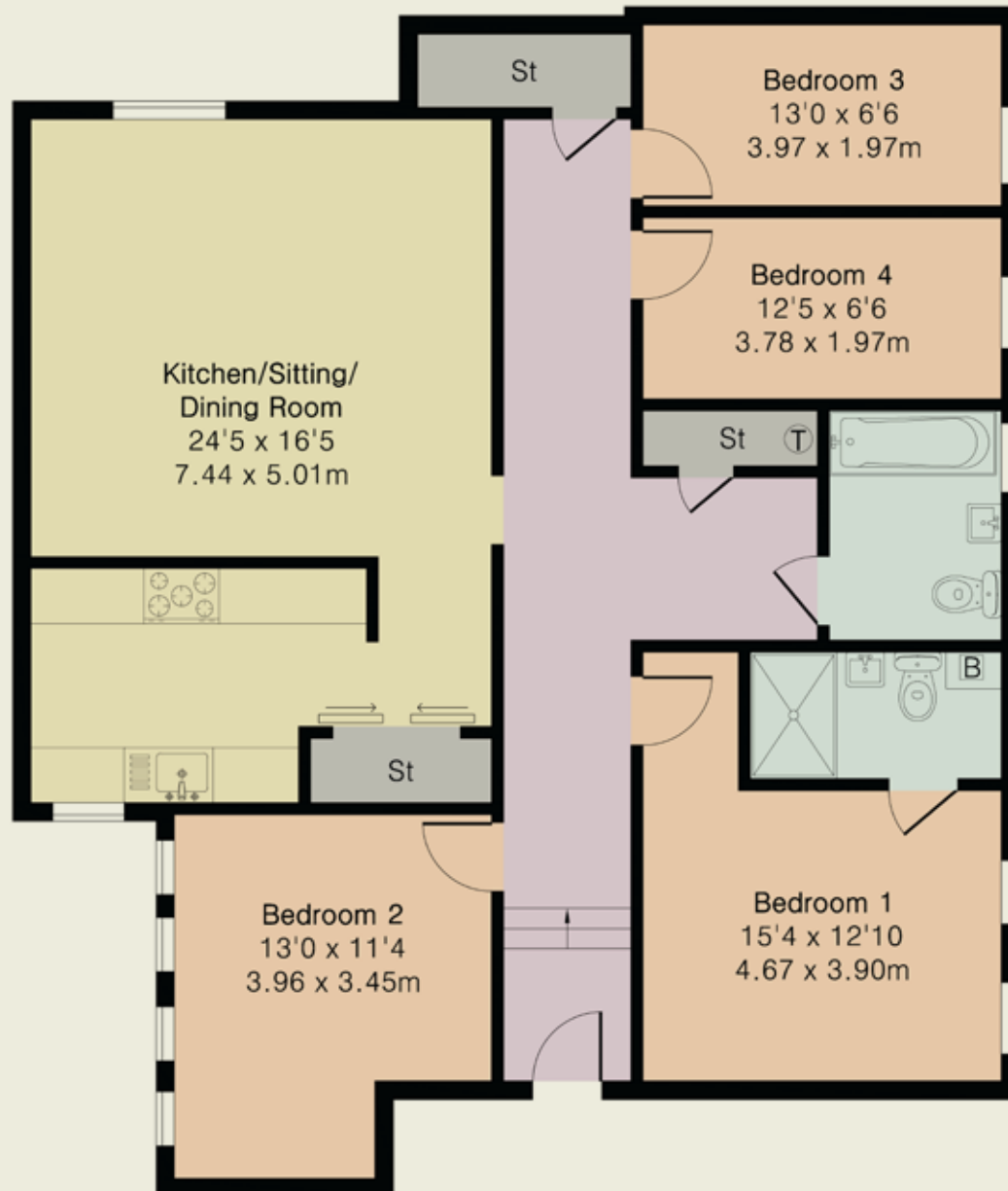
OUTSIDE

The property benefits from two parking spaces, located by the front entrance of Ipsden Court.

All residents of Cholsey Meadows benefit from the shared use of the communal grounds of around 100 acres, and include a cricket pitch, pavilion, allotments, children's playground and lovely walks down to the River Thames.



Approximate Gross Internal Area 1231 sq ft - 114 sq m





GENERAL INFORMATION

Services: All mains services are connected to the property. Heating and hot water from a gas fired boiler.

Council Tax: D

Energy Performance Rating: B / 82

Postcode: OX10 9GD

Local Authority: South Oxfordshire District Council

LEASEHOLD

- ◆ Lease: 999 year lease dating from 1 October 2011
- ◆ Service charge: For 2026/27, £890.87, paid in two instalments (this includes repairs and maintenance on buildings, buildings insurance, electricity for communal areas etc)

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and over the River bridge to the top of Streatley High Street. At the traffic lights turn right onto the A329 Wallingford Road and leave the village. Continue through the village of Moulsoford and in a further mile or so you will reach Cholsey. Turn right onto Ferry Road at the cross roads and then left on Newlands Way. You naturally come to a parking area, where Ipsden Court will be seen on your right.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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