



## 11 Kentwood Close

Cholsey, Wallingford, OX10 9NQ

**Guide price £400,000**



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## Description

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The property is only a few minutes walk from the charming village centre of Cholsey, which features a traditional butcher, cafe, hairdresser and Tesco Express. The convenience of Wallingford is easily reached by car or bus, and offers a popular marketplace alongside a range of shops, cafes, bars and restaurants, as well as Waitrose and Lidl. Cholsey also benefits from excellent road links via the M4, M40 and A34, making this an ideal location for commuters.

To the front of the property is private driveway parking for two vehicles. The front door opens into a homely yet spacious sitting room, featuring a log burning stove and understairs storage. This leads through to the centrepiece of the house, a light and spacious open plan kitchen/living room which features a modern kitchen with integrated appliances and generous worktop space. From here, full width bi-fold doors open directly onto the garden, which creates an atmosphere of indoor/outdoor living, particularly in the warmer months.

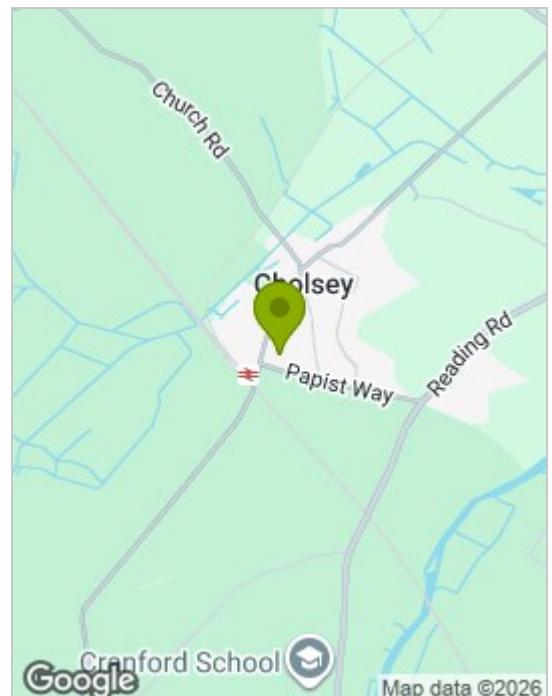
The rear garden is a good size, landscaped and designed for low maintenance. It includes pet friendly faux lawn, composite decking and newly installed, raised flower beds, along with a pebbled pathway providing additional rear access via a gate. A highlight of the property is the recently modernised outbuilding, offering an additional multi functional living space. Currently used as a gym and home office, it benefits from power and lends itself to a variety of uses.

Upstairs the property offers a large master double bedroom with built-in wardrobes and cupboard storage, alongside a second spacious double bedroom with a built-in cupboard (currently used as a wardrobe) and under bench storage. The sizeable family bathroom is fully modernised with an electric shower over a large bath, twin basins, heated towel rail, and integrated W/C.

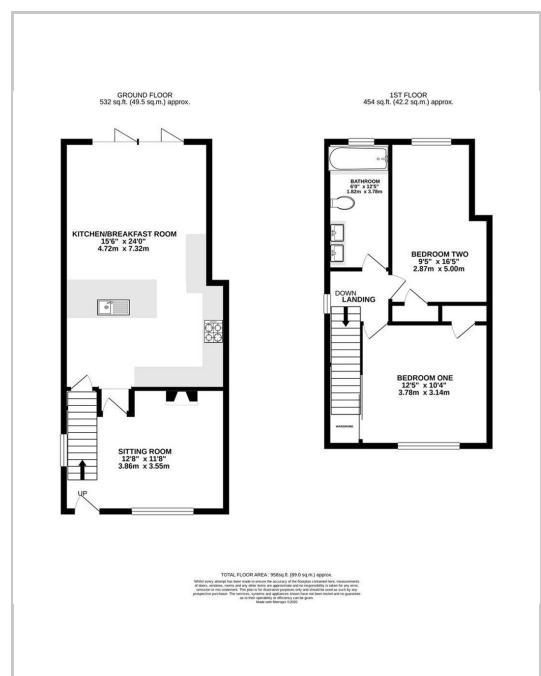
This is a deceptively spacious and beautifully maintained home, combining a peaceful village setting with excellent transport connections. A rare opportunity in a highly desirable location.

NB: archive external photos used for marketing

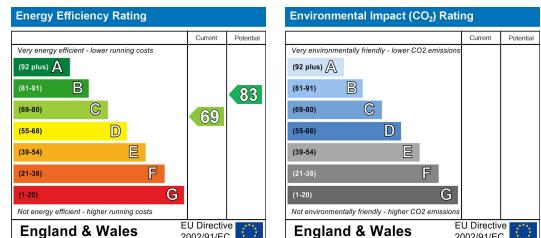
## Area Map



## Floor Plans



## Energy Efficiency Graph



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