

WE VALUE



YOUR HOME



Ruttle Close, Cholsey  
Offers In Excess Of £525,000



One mile from Cholesey Train Station and 52 minutes by train to Central London, this well-proportioned four-double-bedroom, two-bathroom semi-detached home offers generous space across three floors, making it ideal for both families and professional households. The standout second-floor living room opens onto a private balcony, creating a calm and versatile retreat. Every room feels spacious and naturally bright, and the central stairwell enhances the sense of openness throughout the home.

The ground-floor open-plan kitchen, dining and family area forms the social heart of the property, supported by a utility room, downstairs WC, and a boarded loft for excellent storage. Outside, the home includes a small, low-maintenance garden with a shed, plus two private parking spaces.

Cholsey Meadows is celebrated for its strong sense of community and outstanding natural surroundings, offering residents a village cricket club within the grounds, well-kept allotments, and the historic Great Hall which hosts theatre, comedy nights, and community events. Just a short walk away is the River Thames with scenic riverside and countryside routes, alongside designated conservation areas rich in wildlife and open green space, while Wallingford is easily accessible with its excellent shops, cafés, restaurants, and sports facilities.

The property is less than one mile from Cholesey mainline station, offering direct trains to London, making it an excellent choice for commuters who want countryside living.

#### What The Owner Says...

"Living at Cholsey Meadows has been a wonderful experience. There's a genuine sense of community here - people know each other, friendships form easily, and there's always something happening."

The allotments have been a real highlight for us, not just for growing food but for the friendships that come with them. The setting is beautiful — peaceful, green and full of wildlife — yet with London less than an hour away.





- THREE STOREY TOWN HOUSE
- OPEN PLAN KITCHEN/FAMILY ROOM
- FIRST FLOOR LOUNGE WITH BALCONY
- ENSUITE & FAMILY BATHROOM
- FOUR DOUBLE BEDROOMS
- PARKING FOR TWO VEHICLES
- WELL-PRESENTED THROUGHOUT
- UTILITY ROOM



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	84		

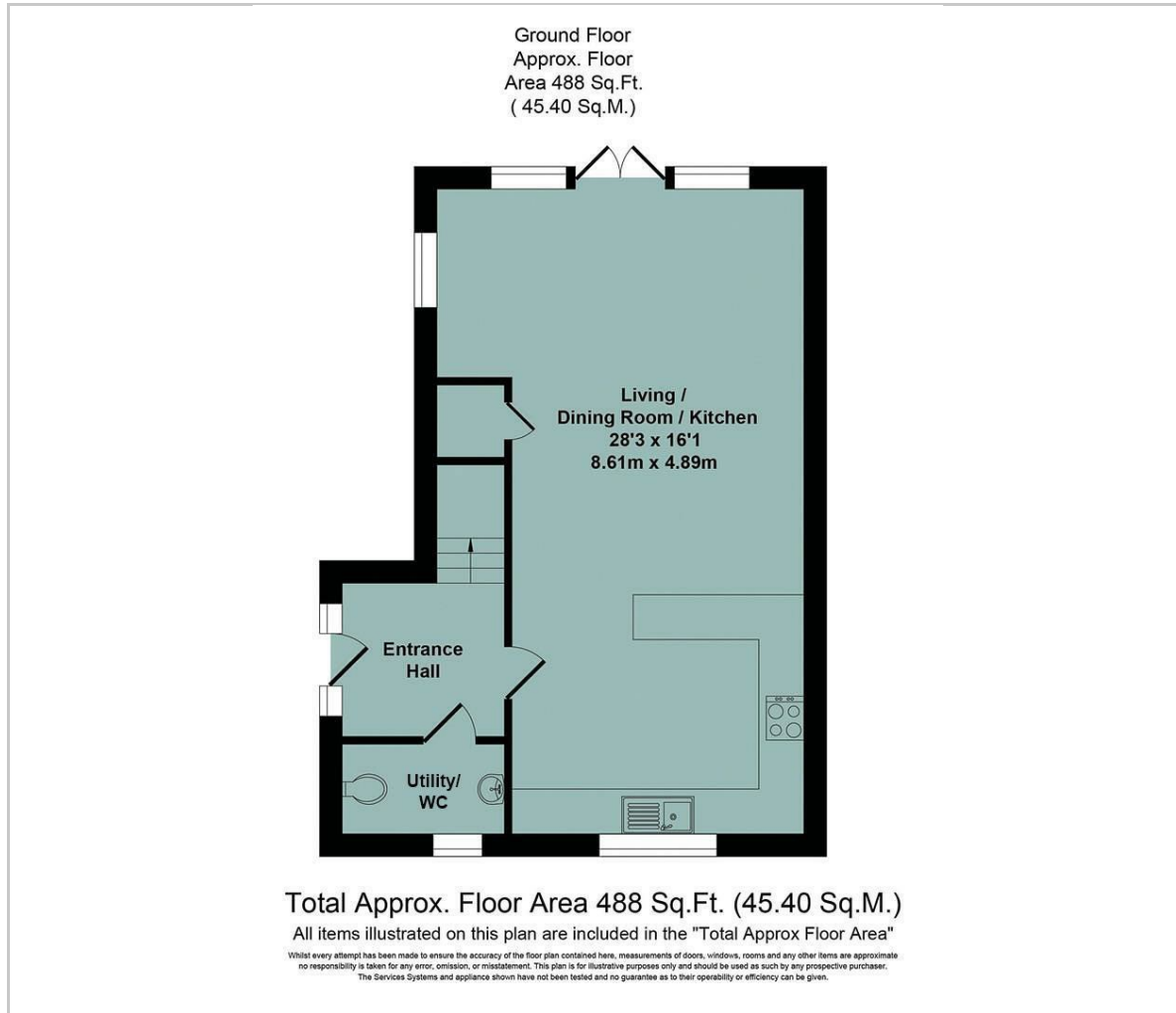
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Very energy efficient - lower running costs 92-100 (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions 102 plus (A)
81-91 (B)	(81-91) (B)
69-80 (C)	(69-80) (C)
55-68 (D)	(55-68) (D)
39-54 (E)	(39-54) (E)
21-38 (F)	(21-38) (F)
1-20 (G)	(1-20) (G)

Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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