

WE VALUE



YOUR HOME



Ilges Lane, Cholsey  
Offers Over £575,000



Set in the heart of Cholsey, this attractive three-bedroom detached home combines charming kerb appeal with a beautifully presented interior throughout.

The ground floor offers a warm and welcoming layout, featuring a cosy lounge complete with a newly installed log-burning stove and double doors opening onto the rear garden. The modern kitchen/breakfast room is fitted with integrated appliances and flows seamlessly into the conservatory, which was thoughtfully converted into a comfortable living space in 2025 with new windows and roof. Further benefits include a separate study, ideal for home working, and a convenient downstairs cloakroom.

Upstairs, a bright and airy landing leads to three well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a newly fitted family bathroom, also completed in 2025.

Outside, the beautifully landscaped and fully enclosed rear garden is a real highlight, featuring mature trees and shrubs that provide both privacy and a tranquil setting. To the rear of the property is a gated driveway offering off-street parking, with direct access to the garden and a timber shed equipped with power and lighting.

What the Owner Says...

"We love the excellent village facilities and strong sense of community in Cholsey. The transport links are fantastic, with the mainline station just a 10-minute walk away, and the local pub only five minutes on foot. There are great community activities throughout the year, and the garden is wonderfully quiet and secluded—perfect for relaxing."





- THREE BEDROOM DETACHED FAMILY HOME
- COSY LOUNGE WITH NEW WOOD BURNING STOVE
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- ENCLOSED LANDSCAPED REAR GARDEN
- CONSERVATORY RECENTLY CONVERTED INTO LIVING SPACE WITH NEW WINDOWS & ROOF (2025)
- GATED DRIVEWAY PROVIDING OFF-STREET PARKING FOR TWO VEHICLES
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- LOCATED WITHIN WALKING DISTANCE OF CHOLSEY'S SHOPS & AMENITIES
- SEPARATE STUDY TO GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	82		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	82		

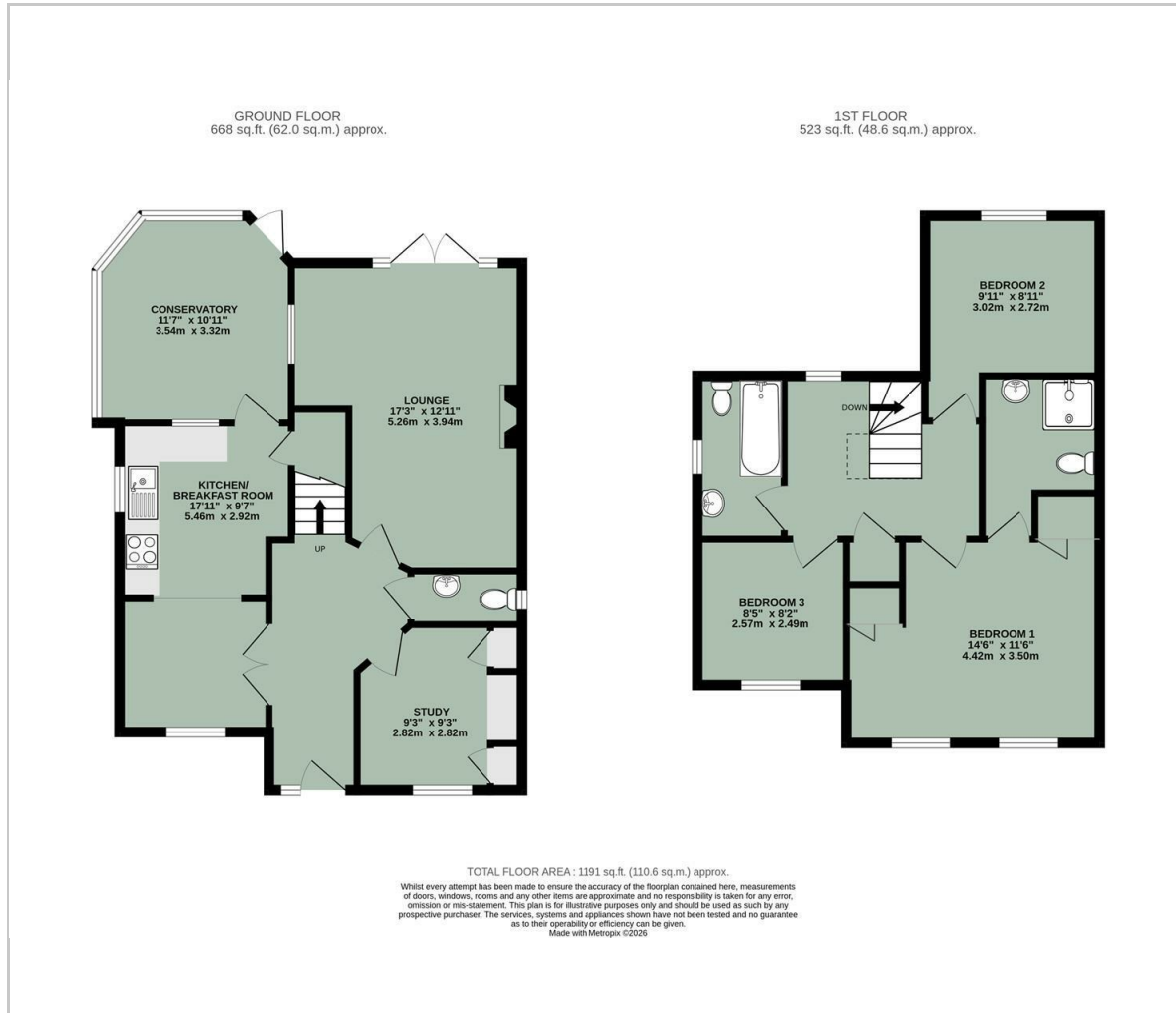
**Energy Efficiency Rating**  
 Very energy efficient - lower running costs  
 92 plus A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 92 plus A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)