





## Papist Way, Cholsey

A wonderful bungalow which was extended and renovated in 2016 to a high standard.

This home occupies a beautiful plot overlooking the North Wessex Downs Area of Outstanding Natural Beauty. The striking views from the garden and open plan living / dining room are one to view in person. To the front of the property there is ample parking for three vehicles with a gate.

## Tenure - Freehold

The entrance hall stretches the full length of the house. The front of the home comprises 3 double bedrooms and a further double bedroom with an ensuite w.c.

There is also a spacious family bathroom with bath and shower.





The rear of the property has a 27' wide living / dining area with French doors and windows on to the garden. This space is finished nicely with wooden floors which is featured from, and including, the entrance hall. The kitchen is well-equipped with built in appliances, plenty of worktop space and a handy door on to the side entrance.

The garden has a generous patio space with handy shed. The majority of the garden is laid to lawn and has potential for a seating area at the end of the garden to enjoy the views fully.

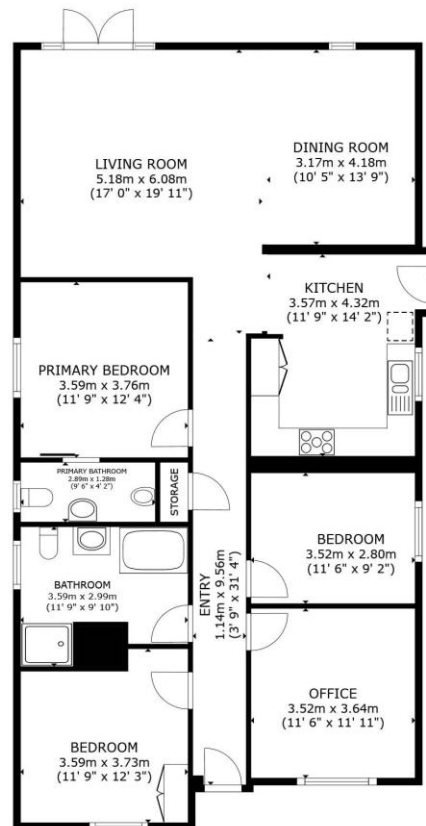


**Directions:**

Head north on St Martin's Street towards Church Lane, turn right onto St Mary's Street, continue onto Reading Road, at the roundabout, continue straight onto Reading Rd/A329 Turn right onto Papist Way and the property will be on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



**FLOOR PLAN**

GROSS INTERNAL AREA  
 FLOOR PLAN 135.9 m<sup>2</sup> (1,463 sq.ft.)  
 TOTAL : 135.9 m<sup>2</sup> (1,463 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.