



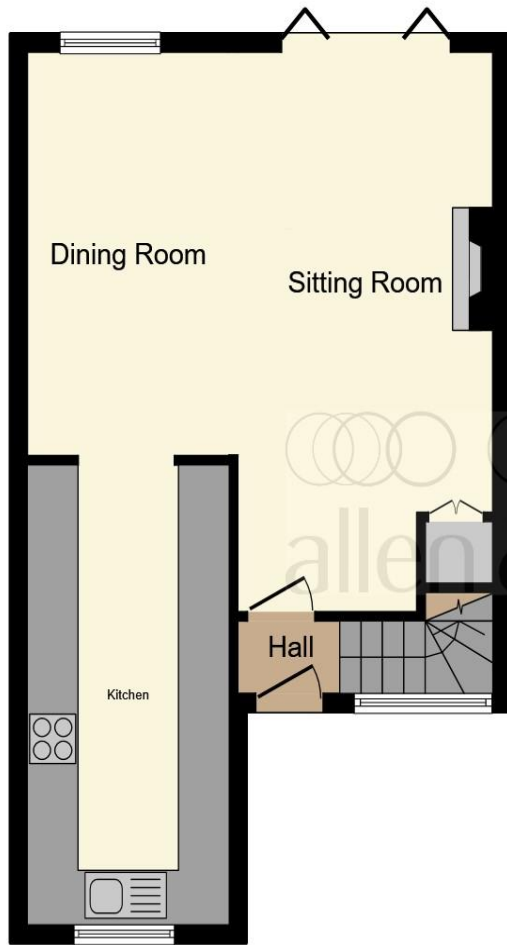
**Rothwells Close, Cholsey, Wallingford OX10 9LF**

## Welcome to

### Rothwells Close, Cholsey, Wallingford

A lovely presented 3-bedroom house featuring open plan reception rooms and a newly fitted 16ft kitchen, feature log burner, three double bedrooms and modern family bathroom. Driveway parking to the front for two vehicles and an enclosed rear garden. The property is situated close to local amenities in the village which include a village primary school, pharmacy, traditional butchers, convenience store and post office, public house, village recreation ground and access to the River Thames via Cholsey Meadows.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

20' 2" x 9' 10" ( 6.15m x 3.00m )

**Dining Room**

14' 7" x 7' 8" ( 4.45m x 2.34m )

**Kitchen**

16' 3" x 7' 8" ( 4.95m x 2.34m )

**Landing**

**Bedroom**

11' 2" x 9' narrowing to 10' ( 3.40m x 2.74m narrowing to 3.05m )

**Bedroom**

11' 2" x 9' 10" ( 3.40m x 3.00m )

**Bedroom**

16' x 8' 6" narrowing to 7' 2" ( 4.88m x 2.59m narrowing to 2.18m )

**Bathroom**

**Driveway Parking**

**Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### Rothwells Close, Cholsey, Wallingford

- Three Double Bedrooms
- 20ft Lounge
- 16ft Modern Fitted Kitchen
- Dining Room
- Driveway Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £400,000

The historic village of Cholsey is situated in the heart of southern Oxfordshire. Cholsey train station is 20 minutes from Reading for the Jubilee and main line giving access to London Paddington, Reading, Oxford and the West Country.

The village has an active community, with amenities include range of shops (including Tesco express incorporating a Post Office and banking facilities), highly rated village butcher, barber and café, village primary school, the Church of St. Mary's (where Agatha Christie is buried) and public houses and restaurants. Located on the banks of the River Thames and close to the Ridgeway the area offers wonderful walking and recreational opportunities. The nearby market town of Wallingford (just over 2 miles away) has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants, a monthly Farmer's market and other leisure facilities such as a thriving theatre and sports centre.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104950 - 0007

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**01491 835135**



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,  
OX10 0EL



**allenandharris.co.uk**