



Rotherfield Road, Cholsey OX10 9FN



Rotherfield Road, Cholsey

Set on this highly regarded development amidst 80 acres of parkland leading down to the River Thames, this stylish and well-presented family home is arranged over three floors.

It has two parking spaces to the front and an enclosed garden to the rear.

Beautifully appointed throughout, it has four Bedrooms and two bathrooms, a first-floor sitting room with a southerly facing balcony: the ground floor has a cloakroom and a superb 27'4 kitchen/breakfast/family room that opens directly to the garden.

It is just a mile from a train station and there are amenities in the village, Wallingford is just over 2 miles distant.



Tenure - Freehold

Accommodation

The property is triple-glazed with gas central heating to radiators and features a Titan ventilation/heat exchange system

Entrance Hall: Cloaks cupboard (with gas boiler), stairs to landing, radiator.

Cloakroom: White 2-piece suite, radiator, window.

Kitchen/Breakfast/Family Room: French doors open to the garden, a range of storage units, worktops and breakfast bar, an integrated gas hob, extractor hood, double electric oven, fridge, freezer, dishwasher and washing machine, there are 3 radiators, pelmet and down lighting and an under-stair cupboard.

Stairs to 1st Floor Landing: Radiator.

Sitting Room: Two sets of sliding glazed doors open to the balcony, attractive full-width display shelving and cupboards, 2 radiators.

Balcony: Timber deck, glass balustrade.





Bedroom 1: 2 tall windows to the rear, full width range of fitted wardrobes, radiator.

Jack and Jill Bathroom: (accessed from both Bedroom 2 and the landing) It is fitted with a white 3-piece suite, partial tiling, radiator and down lighters.

Stairs to 2nd Floor Landing: Loft access, airing cupboard.

Bedroom 2: There are 2 tall windows to the front, full width range of wardrobes and a radiator.

En Suite Shower Room: It has a white 3-piece suite with a wide shower cubicle, tiling, radiator, wood-style floor and downlighters.

Bedroom 3: Tall window to the rear and radiator.

Bedroom 4: Rear aspect and radiator.

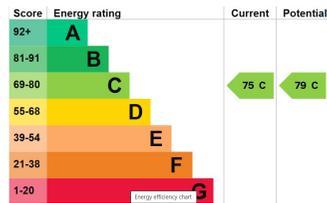
Outside

To the Front: The property has two parking spaces in front of the house.

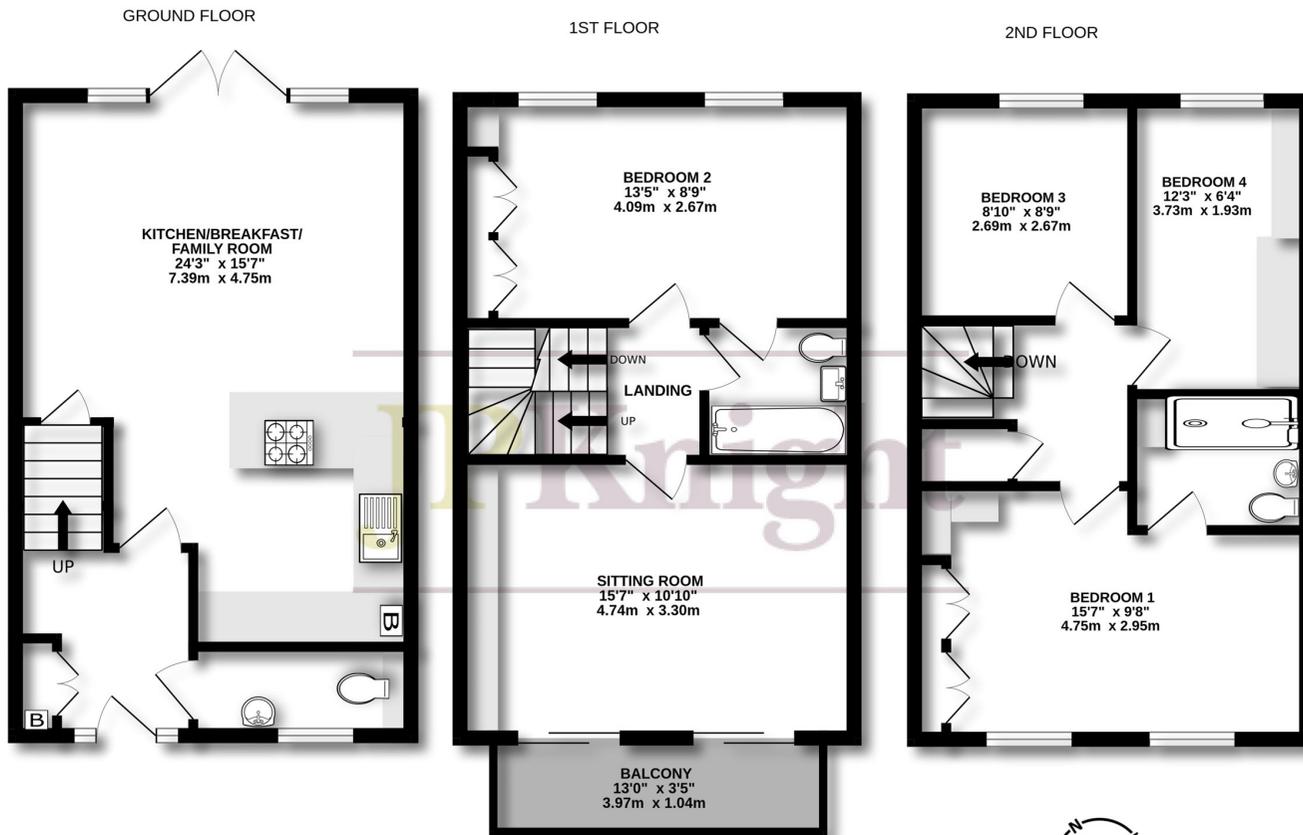
Rear Garden: It extends to 39' in length and features a paved terrace leading to an area of lawn interspersed with meadow flowers and featuring flower borders. Enclosed by timber fencing, there is a further terrace across the rear with gated access.



Directions:
 Leave Wallingford via St Mary's Street, it becomes the Reading Road, follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the apartments and then left into Rotherfield Road, the property is on the left.



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.



TOTAL FLOOR AREA : 1350sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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