



10 SCHUSTER CLOSE

CHOLSEY MEADOWS ♦ CHOLSEY ♦ OXFORDSHIRE

Warmingham
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Cholsey Station - 0.8 mile ♦ Wallingford - 2 miles ♦

Goring on Thames - 4 miles ♦ Oxford - 15 miles ♦ Henley on

Thames - 11 miles ♦ Reading - 12 miles ♦ M4 at Theale (J12) -

13 miles ♦ M40 at Lewknor (J6) - 14 miles ♦ Newbury - 15 miles

♦ Didcot - 8 miles (Distances approximate)

A four bedroom townhouse style property situated in a select enclave on the edge of the popular Cholsey Meadows development. The property offers flexible accommodation arranged over three floors, including a large versatile room occupying the entire top floor. The house has a private enclosed garden, as well as access to the 100 acres of communal gardens and grounds within Cholsey Meadows. The property is conveniently located within a 0.8 mile walk of the mainline train station, and is available with no onward chain.

- ♦ Townhouse Style Property
- ♦ Versatile Accommodation Over Three Floors
- ♦ Four Bedrooms, Two Bathrooms
- ♦ Open Plan Lounge/Diner
- ♦ Top Floor Bedroom with Juliet Balcony

- ♦ Quiet Cul-de-Sac Position
- ♦ 0.8 Mile Walk to Mainline Train Station

- ♦ No Onward Chain



SITUATION

Cholsey Meadows is set in grounds of approximately 100 acres, that includes a beautiful Grade II listed Victorian hospital that has been skilfully converted into exceptional residences. The development benefits from its own coffee shop and the use of communal facilities including The Great Hall, which is available for hire and hosts many local events. There is also a children's play area, nature reserve, cricket pitch and pavilion, allotments and slipway access to the River Thames.

From Cholsey mainline railway station there is direct access to Reading approx. 15mins, Oxford approx. 20mins and London Paddington 35 mins. Both the M4 and M40 are within reach. The village of Cholsey benefits from its own primary school, pre-school, toddlers group and The Treehouse School, Tesco Express and a selection of village shops including a local butchers, pharmacy, hairdressers, Chinese & Indian restaurants, two pubs and excellent gym 'The Fitness Barn'. The nearby larger market town of Wallingford offers an excellent selection of amenities, including Waitrose, and numerous independent shops.

PROPERTY DESCRIPTION

The front door opens into a spacious entrance hall, with a WC. The kitchen is front aspect, fitted with a contemporary range of units with a full complement of integrated appliances. The lounge/diner is an open plan space with large windows overlooking the rear garden, with French doors onto the patio.

A turning staircase leads to the first floor landing. The main bedroom is front aspect, with an en-suite shower room and built-in wardrobes.



There are two further bedrooms located to this floor, one double and one single, and the family bathroom which is fitted with a bath with shower over. Another turning staircase leads to the top floor, with a very spacious bedroom with a range of fitted wardrobes and a Juliet balcony overlooking the front. There is also a walk-in storage room off the landing.

OUTSIDE

There is one allocated parking space to the front. Gated access at the side leads to the rear.

To the rear, the fully enclosed garden has a patio and lawned area and timber shed.

All residents of Cholsey Meadows benefit from the shared use of the communal grounds of around 100 acres, and include a cricket pitch, pavilion, allotments, children's playground and lovely walks down to the River Thames.



Approximate Gross Internal Area 1498 sq ft - 139 sq m

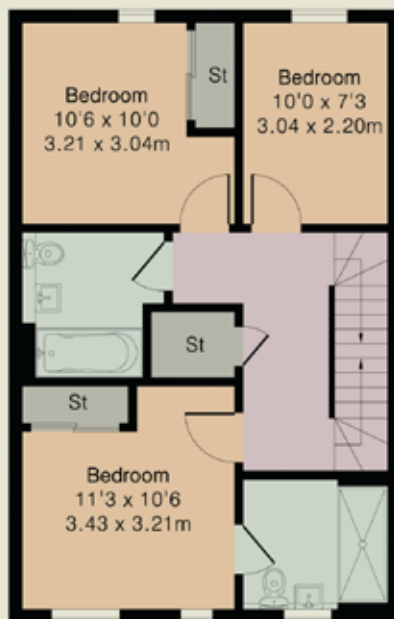
Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 526 sq ft – 49 sq m

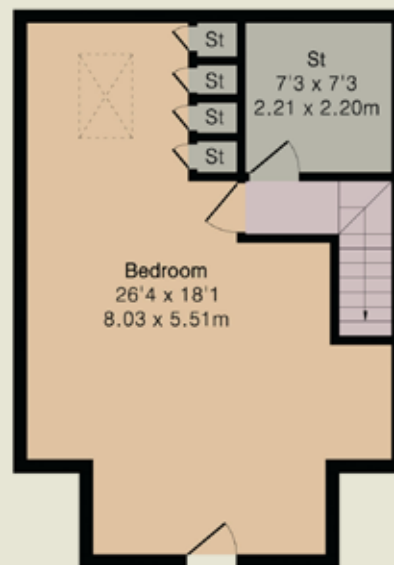
Second Floor Area 446 sq ft – 41 sq m



Ground Floor



First Floor



Second Floor

GENERAL INFORMATION

Services: All mains services with gas fired central heating, air recirculation system.

Estate Service Charge: £492.06 per half year

Council Tax: E

Energy Performance Rating: C / 78

Postcode: OX10 9GY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///backtrack.dusty.tiles

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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