

PROPERTY AGENTS

JP Knight



22 Pound Lane, Cholsey, OX10 9NR



22 Pound Lane, Cholsey

The property is set in the desirable village of Cholsey with great facilities, local amenities and railway links to London. This impressive 4-bedroom detached home offers spacious and beautifully presented accommodation finished to an exceptional standard throughout, with striking contemporary interiors. The property perfectly combines modern family living with stylish design.

Tenure - Freehold

At the heart of the home is a stunning open-plan kitchen and dining room, thoughtfully designed for both entertaining and everyday living. A substantial central island incorporates the sink and hob, completed by a range of integrated appliances including Gaggenau ovens and high-quality cabinetry. Large skylights flood the space with natural light, while an extensive dining area provides ample room for family gatherings and entertaining. Two sets of bifold doors open seamlessly onto the rear garden, creating an excellent indoor – outdoor flow. The utility room also has access to the rear garden and garage.

Double doors lead through to the lovely sitting room, feature a fireplace that creates a warm and inviting focal point.





Upstairs, the principal bedroom benefits from a stylish ensuite shower room, spacious dressing room, and a balcony looking over the garden. The second bedroom was previously two double bedrooms, now knocked into one impressive dual aspect room. The remaining two bedrooms are all generously proportioned and well presented, ideal for family living or guest accommodation.

To the rear, the property enjoys an arranged garden with an impressive view back on the house including run of bifold doors spanning with width of the house. A generous patio seating area provides the perfect space for outdoor dining and entertaining, with the remainder of the garden mainly laid to lawn and enhanced by established planting and borders. A garden shed offers useful additional storage.

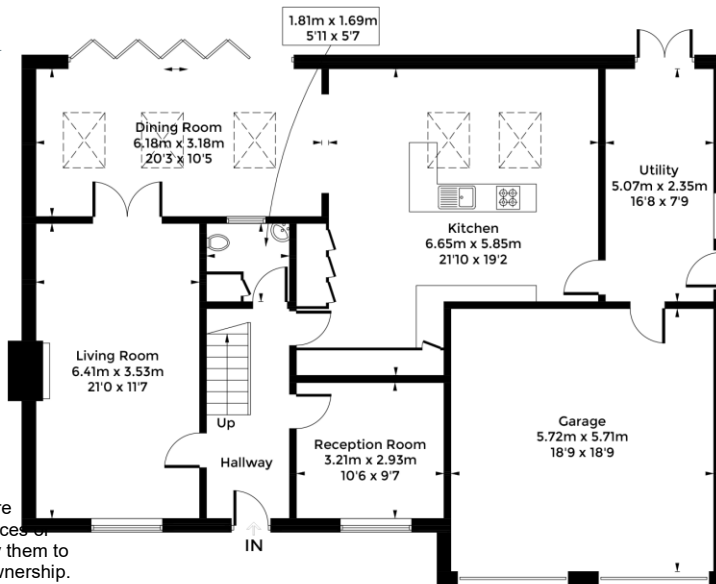


Approximate Gross Internal Area = 244.2 sq m / 2628 sq ft
(Including Garage)

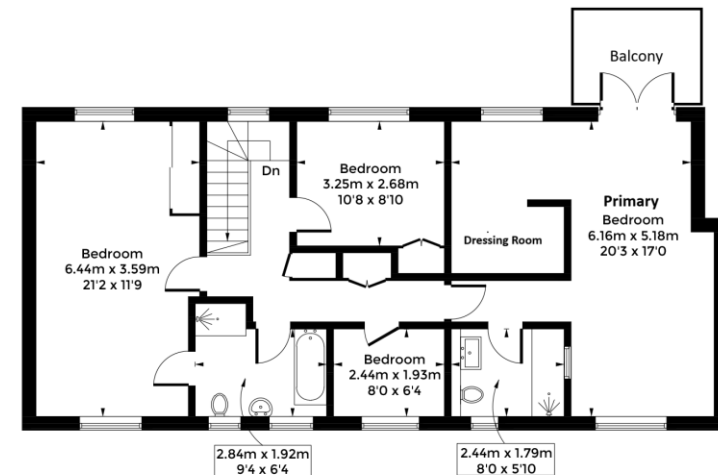


Directions: Turn left from our offices into St Martin's turn right onto St Mary's Street, continue onto Reading Road, at the roundabout, take the 3rd exit onto A4130, at the roundabout, take the 1st exit onto Wallingford Road, at the roundabout, take the 1st exit onto The Forty, at the roundabout, take the 2nd exit and stay on The Forty, at the round about, take the 1st exit onto Honey Lane, turn left onto Pound Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	75 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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.

