



Rotherfield Road, Wallingford, OX10 9FN

Offers In Excess Of £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Upon entering you are greeted by a large entrance lobby with access into the downstairs cloakroom and a large double storage cupboard. On the ground floor is the open plan kitchen/family room with space for a dining with double doors opening to a low maintenance garden.

On the first floor is the sitting room with double sliding doors offering lots of natural light that lead onto the southerly facing balcony. Also on this floor is a double bedroom with 'Jack and Jill' access to the family bathroom which is fitted with a white suite and fully tiled.

On the top floor are three double bedrooms including the principal suite which offers elevated views with larger than average windows and an en-suite with a walk-in double shower.

The garden is fully enclosed with rear gate access and offers graveled and paved low maintenance outside space along with external power and a shed.





Key Features

- Four double bedrooms
- Private rear garden
- Open plan kitchen diner
- central development location
- Two allocated parking spaces
- South facing Balcony



The Location

The immediate area surrounding the town house is Cholsey Meadows which was established in 2012 and is home to a converted former Victorian Hospital and set in over 100 acres of grounds. The development offers open spaces, a play area, Great Hall and cricket pitch. There is also access to the River Thames and it is within close proximity to the village of Cholsey with several shops including a Tesco local store, pharmacy, hairdressers, cafe, several public houses, restaurants and a superb family butcher. A huge draw to the village is its train station located on the main line from Oxford to London (and Reading). The village also provides large sports fields, tennis & sports clubs and social events as well as access to countryside walks and easy drive-able access to the nearby market town of Wallingford.

Some material information to note. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Ofcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Ofcom checker indicates mobile availability could be restricted with some of the major providers. If the property was built before 1985 buyers are advised to undergo their own investigations to determine the presence of any asbestos. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. The estate management charge is paid every six months with the most recent from April to September 2026 costing £464.

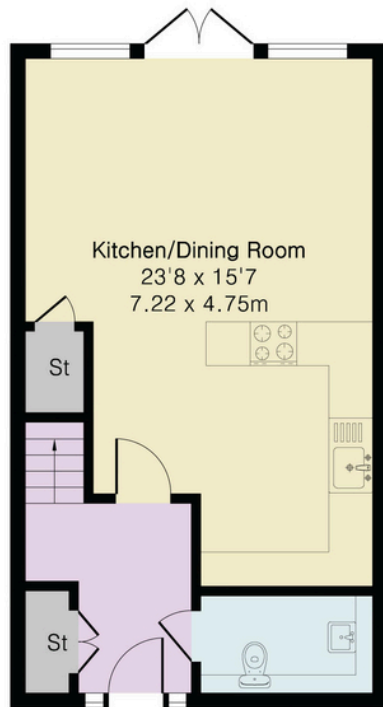


Approximate Gross Internal Area 1332 sq ft - 123 sq m

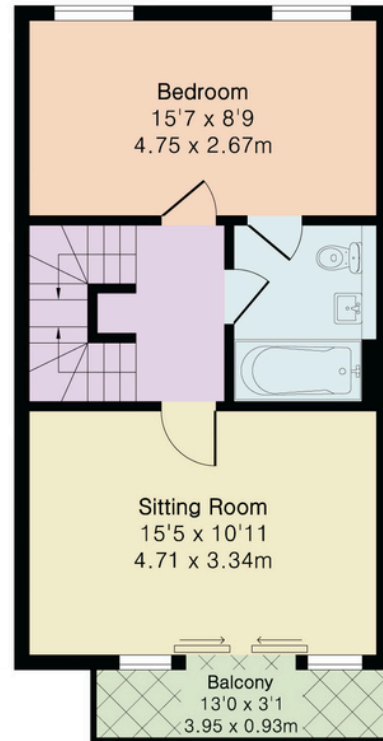
Ground Floor Area 444 sq ft – 41 sq m

First Floor Area 444 sq ft – 41 sq m

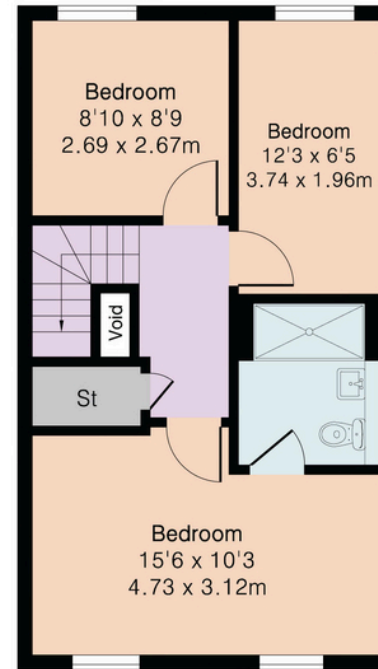
Second Floor Area 444 sq ft – 41 sq m



Ground Floor



First Floor



Second Floor

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