



Station Road, Cholsey, OX10 9QB

Offers Over £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





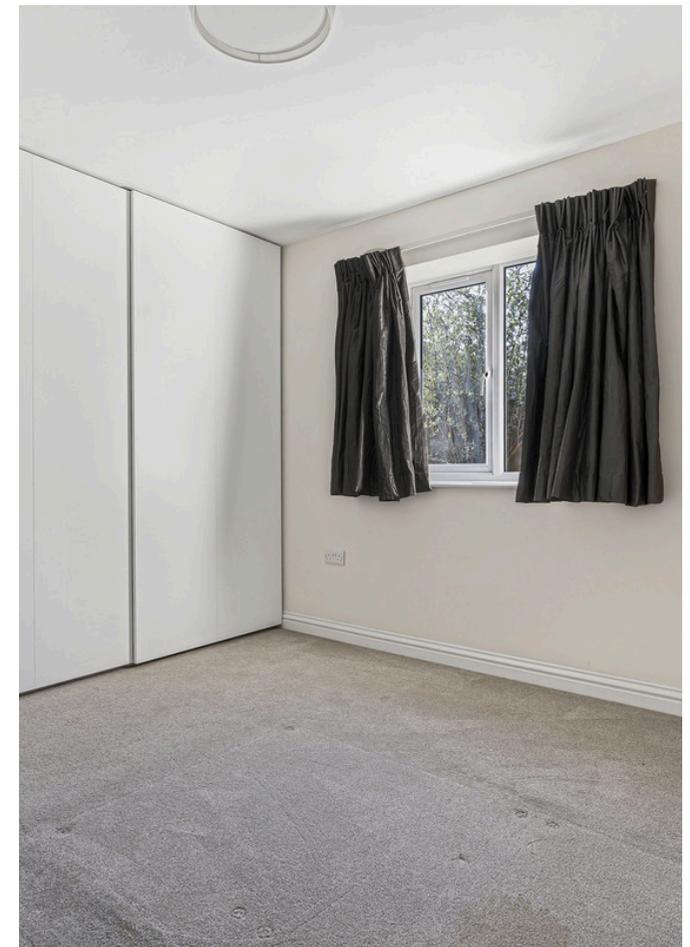
## The Property

Offered to the market with no onward chain and located in the middle of the village whilst being set back from the main road is this modern two bedroom detached bungalow.

The property offers a twin pillared entrance porch that leads into a large open entrance lobby. Once inside the property, there is a generous entrance hall with additional cupboard space to facilitate or house the washing and/or a tumble dryer if required,. The property boasts a fully tiled bathroom plus two generous sized double rooms with built in wardrobes. The main living area is open plan with the modern kitchen complete with built in dishwasher electric oven, 5 burner gas hob, and fridge. The layout allows the living space to access the garden through double patio doors into the wrap around south facing garden with side access. The property also benefits from a single garage with eclectic roller shutter door.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. There is no parking with the property only a single garage. The property is located off of Station Road and has right of access across the private lane. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers with the possible exception of Three network. The government portal generally highlights this as a very low address for floodings. 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





## Key Features

- Brand new property
- Two bedrooms
- Built in wardrobes
- Open plan kitchen/living space
- Smart bathroom
- Storage cupboards and a garage
- Enclosed southerly facing rear garden
- Patio area
- UPVC double glazed and gas central heating
- No onward chain



## The Location

Cholsey village has the rare advantage of having a train station with a stopping service to Oxford Didcot Parkway Reading and London Paddington. The property is also positioned within walking distance to the local shops restaurants pharmacy and amenities. The local primary school is also within easy walking distance as well as sports and recreation fields.



# Approximate Gross Internal Area 731 sq ft - 68 sq m (Excluding Garage)

Garage Area 202 sq ft - 19 sq m



Ground Floor

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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