



38 Honey Lane
Cholsey, Oxfordshire, OX10 9NL



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**38 Honey Lane
Cholsey
Oxfordshire
OX10 9NL**

OIEO £440,000 FREEHOLD



This superbly proportioned, two double bedroom home was redeveloped in 2015 to create a fantastic open plan home, with generous reception spaces and a west facing rear garden measuring over 100 feet. Further benefits include two bespoke garden rooms, gas central heating and uPVC double glazing.

Ideal for both first time buyers and downsizers alike the property is situated in the very heart of Cholsey, less than half a mile from the mainline railway station, and only 300m to the village shops, which include a Tesco Express, hairdressers, pharmacy, butchers and oriental restaurant.

Accommodation includes an entrance hall, cloakroom, 29' living/dining room with wood burner, 17' re-fitted kitchen breakfast room with integrated appliances. Upstairs are two double bedrooms and superb family bathroom with separate shower and bath.

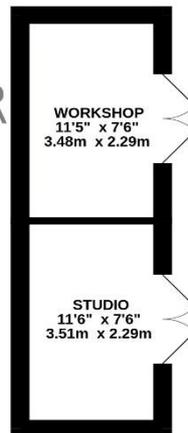
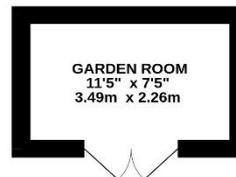
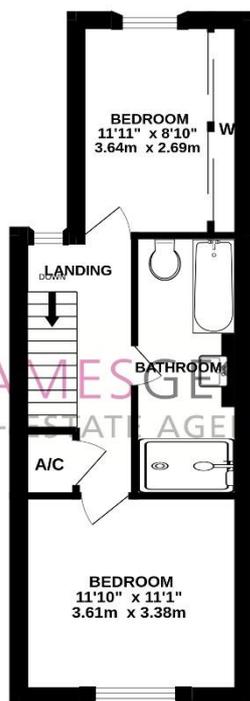
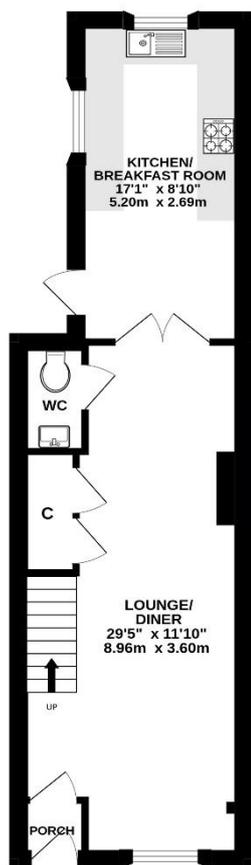
The rear garden is west facing and over 100 feet in length divided between lawn and decking. There are two outbuildings comprising of a bespoke home office with light, power and Internet and a studio and workshop, again with light and power. To the front of the house is driveway parking for two cars and side access gate leading to the rear.



Cholsey is a thriving and well-connected village located to the south of Wallingford, offering a strong sense of community and an excellent range of amenities. The village benefits from a mainline railway station providing direct services to Reading, Oxford and London Paddington in under an hour. The A34 is approximately 9 miles away, with the M4 accessible at Junction 12, around 12 miles from the property.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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JAMESGESNER
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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk