

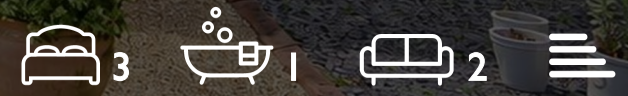
WE VALUE



YOUR HOME



The Rowans, Cholsey
£400,000



Situated within easy walking distance of Cholsey Train Station, this well-presented three-bedroom semi-detached home offers comfortable accommodation and a beautifully maintained outdoor space.

The ground floor comprises a welcoming lounge, a kitchen/dining room ideal for everyday living, and a conservatory, providing additional versatile living space.

Upstairs, the property features three bedrooms, including two generously sized doubles with fitted wardrobes and a third single bedroom, perfect as a child's room, home office, or guest room. A family bathroom serves all three bedrooms.

A particular highlight of the property is the landscaped south-facing rear garden. Enclosed and well established, it offers a good degree of privacy, creating an attractive setting.

Further benefits include a garage, providing useful storage.

This property combines a convenient village location with well-maintained accommodation throughout.

What The Owner Says...

"The house is well-proportioned, with a sense of space, good natural light, and a large back garden overlooked by mature trees. The Rowans is a lovely place to live, with a strong, friendly sense of community. It's great being situated on the edge of the village; a short walk takes you to the station, the shops, the park, or out into open countryside."





- THREE BEDROOM SEMI-DETACHED HOME
- SOUTH-FACING ENCLOSED REAR GARDEN
- CLOSE WALKING DISTANCE TO CHOLSEY TRAIN STATION
- TWO DOUBLE BEDROOMS FEATURING FITTED WARDROBES, COMPLEMENTED BY AN ADDITIONAL SINGLE BEDROOM
- KITCHEN/DINING ROOM, LOUNGE & CONSERVATORY
- WELL-PRESENTED THROUGHOUT
- CONVENIENT GARAGE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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