



Church Road, Cholsey, OX10 9PR  
£2,600,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A landmark late Georgian Manor house – The Manor in Cholsey comes to market for the first time in over 100 years. This extremely handsome Manor House is a prestigious home in the local area offering 5707 sq ft of accommodation plus a 1218 sq ft outbuilding which could be converted to separate accommodation; subject to the relevant consents. Sitting in a well-maintained plot of circa 2.52 acres, and offering glorious views of Oxfordshire Countryside in almost every direction, this 7 bedroom home boasts impressive reception rooms with high ceilings, swimming pool, sweeping driveway with turning circle, and garaging. The predominantly lawned plot benefits from a vegetable garden and largely surrounds the property with charming views of the surrounding farmland. Whilst in good order throughout, The Manor offers an excellent canvas to create a modern example of a statement country home through sympathetic modernization, should a buyer wish to do so. This exceptional property stands proudly on the edge of the village in close proximity to some excellent rail connections to London, and within easy reach of some of the most acclaimed schools in the south.

Offered for sale with no onward chain the accommodation comprises entrance porch, large entrance hall with fireplace, boot room, cloakroom, inner hall leading to stunning lounge with wood burning stove and window seat, formal dining room with fireplace, farmhouse style kitchen with aga, dry store, and access to a large cellar with wine store. Completing the ground floor accommodation is a large study, and laundry/utility room. On the first floor a large landing with fabulous views gives access to a master suite with dressing area and large en-suite with his & hers sinks. Completing the first-floor accommodation is a family bathroom and two further bedrooms with a Jack & Jill bathroom. On the second floor, another large landing with ample storage leads to four large bedrooms.



## Key Features

- Seven-bedroom Georgian manor house.
- Good condition throughout but offering an excellent canvas for someone to sympathetically create a modern country home.
- Grounds extending to circa 2.52 acres.
- Sweeping driveway with turning circle
- Garaging.
- Separate farm building which could be converted to separate accommodation subject to the relevant consents.
- Excellent connections to London Paddington.
- Highly regarded private and state schooling in close proximity.
- Swimming pool.



## The Location

Other benefits include period features indicative of the Regency/Georgian era, beautiful views, and various outbuildings. For the grounds, size, and potential of this fabulous home to be fully appreciated; it must be viewed.

The property is located in the village of Cholsey, close to a number of shops including a pharmacy, hairdressers, café, several public houses, restaurants, gym and a superb family butcher. Private and state schooling within a close radius is held in high regard, and a huge draw to the village is its train station, located ideally for commuters - Cholsey railway station provides links to Reading, Oxford, and London Paddington.

Some material information to note: Grade II listed. Area of outstanding natural beauty. Conservation area. Oil fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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.

**Approximate Gross Internal Area 5707 sq ft - 530 sq m  
(Excluding Garage & Outbuilding)**

Basement Area 353 sq ft - 33 sq m

Ground Floor Area 2077 sq ft - 193 sq m

First Floor Area 1877 sq ft - 174 sq m

Second Floor Area 1400 sq ft - 130 sq m

Garage Area 237 sq ft - 22 sq m

Outbuilding Area 1218 sq ft - 113 sq m



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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