



# 4 IPSDEN COURT

CHOLSEY ♦ OXFORDSHIRE

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Cholsey Station - 10 min walk ♦ River Thames - 5 min walk

♦ Wallingford - 2 miles ♦ Goring on Thames - 4 miles ♦

Oxford - 15 miles ♦ Henley on Thames - 11 miles

♦ Reading - 12 miles ♦ M4 at Theale (J12) - 13 miles ♦

M40 at Lewknor (J6) - 14 miles ♦ Newbury - 15 miles

♦ Didcot - 8 miles (Distances and times approximate)

Situated within the original part of this striking Victorian building and conveniently located close to all the village amenities, including River Thames and mainline railway station with Paddington under the hour.

A stunning 4 bedroom duplex apartment extending to 1,962 sq ft and offering generous rooms with masses of natural light, with the added benefit of 2 terraces and access to 100 Acres of communal grounds and River Thames.

♦ An immaculate 4 Bedroom Apartment of Generous Proportions

♦ Set within 100 Acres of Communal Grounds with River Access

♦ Secure Intercom Entry System

♦ Allocated Parking

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♦ Study

♦ Open Plan Living/Dining/Kitchen with French Doors Opening To The Terrace

♦ Cloakroom

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♦ Landing

♦ Main Bedroom with Ensuite Shower Room & Walk In Wardrobe

♦ 3 Further Double Bedrooms

♦ Family Bathroom

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♦ Leasehold Term 999 years from 2011

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♦ In All Extending To 1,942 sq ft



## SITUATION

Lying at the foot of the Berkshire Downlands, close to the River Thames is the fair sized village of Cholsey situated approximately 2 miles southwest of Wallingford and surrounded by a pleasant rural landscape designated an area of 'Outstanding Natural Beauty'.

The original settlement dates back to Saxon times but since 1950 the Village has grown considerably from its modest origins centred around a small green known as 'The Forty' and now boasts a good range of shops and amenities including a Tesco Express supermarket with a Post Office, a general stores and newsagents, a ladies and gents hairdresser, a highly regarded butcher together with a wide range of trade services including an electrical wholesaler and contractor, a long established building company, plumbing and garden maintenance contractors. There are 2 Restaurants in the Village as well as 2 Public Houses serving food, a Veterinary Practice and a playing field hosting a variety of sports activities including football, tennis and cricket. There is also a well supported Village Golf Society. The Village also has Scout, Cub and Guide packs and an excellent Village Primary School as well as a number of play, nursery and toddler groups for young mums.

Importantly the Village has a mainline railway station with fast, regular commuter services up to London (Paddington) in well under the hour via Reading (20 minutes) and up to Oxford. On the Southern edge of the Village is an impressive Viaduct designed by Isambard Kingdom Brunel in 1840. The late Poet Laureate John Masefield lived at Lollingdon House located just to the West of the Village. The Parish Church of St Mary's, built in 1130, has some of the finest Norman work in the district, including an unspoilt early English chancel and in the church yard can be seen the grave of Agatha Christie.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Cholsey itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The historic old market town of Wallingford on Thames, granted a charter in 1155 by Henry II is within easy reach and offers a wider and more comprehensive range of shops and amenities, including a new large Waitrose Supermarket as well as a family owned departmental store.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

## CHOLSEY MEADOWS

Originally a Victorian Hospital within riverside grounds, Cholsey Meadows development is a blend of converted apartments and new builds, laid out within 100 acres of parkland on the edge of Cholsey village. There are excellent communal facilities, including a children's play area, cricket pitch and pavilion, allotments, and direct access to the River Thames, with over a mile of scenic river frontage, as well as the Ox Shed café.

## PROPERTY DESCRIPTION

4 Ipsden Court forms part of the original Victoria property, benefitting from exceptionally high ceilings and having had new sash windows throughout. Entrance is into a hallway with door into the study/office, then leading into the expansive open plan living room which flows naturally into the dining area with kitchen to the far end. This room is simply breathtaking, with masses of natural light flowing in from a large bay and French doors in the dining area, all looking out across the terrace and grounds beyond. The living room has a Fireplace in-built from "British Fires" giving the room a lovely focus. The kitchen is a John Lewis of Hungerford design with in-built appliances and a breakfast bar which naturally separates it from the dining area. From here a door leads into the rear hallway with cloakroom, boiler cupboard and further understairs storage. Stairs then take you up to the landing which has an airing cupboard and second storage cupboard. The main bedroom looks out across the communal grounds from a large bay window. It is very spacious and has a walk in wardrobe and ensuite with large shower. There are 3 further double bedrooms, 2 with built in wardrobes and a family bathroom.

## OUTSIDE

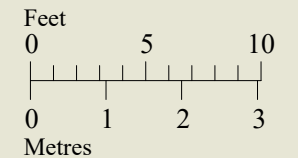
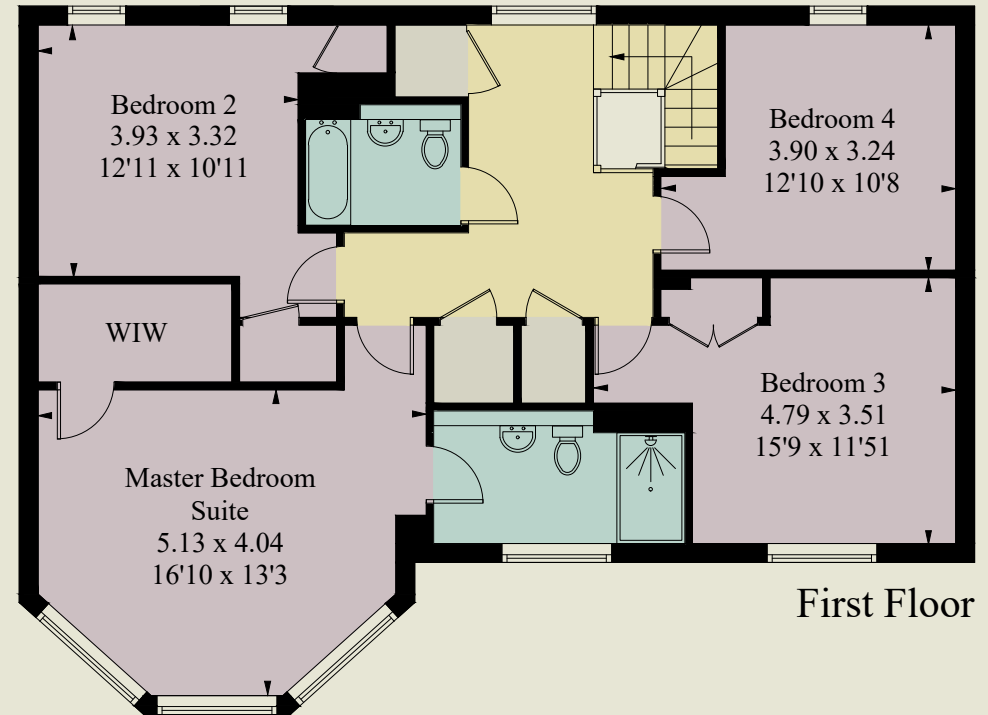
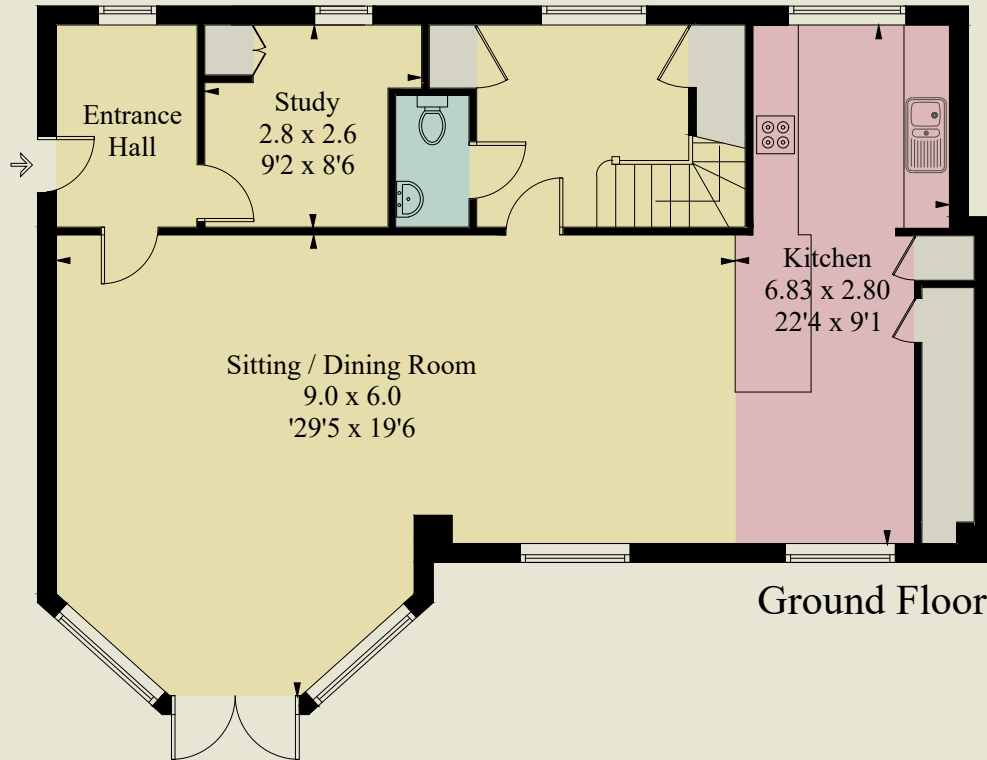
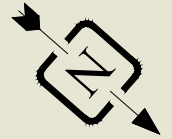
The property is accessed via a gravel path leading into a secure communal entrance, serving just 2 other properties. At the front of the apartment is a gravelled terrace with climbing roses. Its main terrace is accessed from the dining area via French doors and runs the width of the apartment. It allows for outdoor dining and entertaining and there is storage. Hedging and railings provide a border and there is a gate leading out onto the communal grounds beyond.

The property comes with allocated parking and the grounds equate to 100 acres, which include a cricket pitch, pavilion and allotments and lovely walks down to the River Thames.



# 4 Ipsden Court, Cholsey Meadows, Cholsey, Oxfordshire, OX10 9GD

Approximate Gross Internal Area = 181 sq m / 1942 sq ft



CREATESPACE DESIGN ref 683

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



## GENERAL INFORMATION

**Services:** All mains services are connected to the property. Heating and hot water from Gas fired boiler located in the cupboard in the rear hallway.

**Council Tax:** F

**Energy Performance Rating:** B / 81

**Postcode:** OX10 9GD

**Local Authority:** South Oxfordshire District Council

## LEASEHOLD

- ◆ Lease & Service Charges; 999 year lease dating from 1 October 2011
- ◆ Service charge 1 April to 30 September 2026 £3,300 (this includes repairs and maintenance on buildings, buildings insurance, electricity for communal areas etc)
- ◆ Ground rent 1 April 2026 to 31 March 2027 £100
- ◆ Estate charge 1 April to 30 September 2027 £284 (this is to maintain the communal garden areas)

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and over the River bridge to the top of Streatley High Street. At the traffic lights turn right onto the A329 Wallingford Road and leave the village. Continue through the village of Moulsoford and in a further mile or so you will reach Cholsey. Turn right onto Ferry Road at the cross roads and then left on Newlands Way. You naturally come to a parking area, where Ipsden Court will be seen on your right.

what3words:

///faces.scarecrow.cheese

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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