



13 Abbots Mead
Cholsey, Oxfordshire, OX10 9RJ



JAMESGESNER
- ESTATE AGENTS -



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Cholsey
Oxfordshire
OX10 9RJ**

GUIDE £650,000 FREEHOLD



Situated within a highly sought-after cul-de-sac in the heart of Cholsey, this deceptively spacious and beautifully presented three-bedroom detached home enjoys generous west-facing gardens backing directly onto open farmland.

Conveniently located for easy access to the village centre and Cholsey railway station, the property has been thoughtfully extended to both the side and rear. The result is a superb and versatile family home, highlighted by an impressive living room featuring bi-folding doors that open onto the mature rear garden, with open fields beyond, and a striking ceiling lantern that floods the space with natural light.

The well-arranged accommodation comprises an entrance porch and cloakroom, a comfortable lounge, study, dining area, an exceptional 16' utility room, and a modern fully integrated kitchen. The extended living room provides an excellent focal point for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. Full gas central heating, electric underfloor heating in the living room, and uPVC double glazing throughout.

Externally, the property continues to impress. To the front, a driveway provides parking for up to three vehicles and includes an EV charging point, along with gated side access to the rear garden. The rear garden is a particular feature of the home, extending to over 100 feet and enjoying a desirable westerly aspect with uninterrupted views across farmland. The garden is thoughtfully arranged with two patio areas, a raised decking area with pergola, greenhouse, and garden shed.



The remainder is predominantly laid to lawn, interspersed with well-stocked mature trees and shrub borders, and includes a dedicated vegetable-growing area at the far end.

Cholsey is a thriving and well-regarded village just south of Wallingford, offering a range of everyday amenities including a Tesco Express, pharmacy, family-run butcher, hairdresser, and a highly regarded primary school. The village also benefits from a variety of sports clubs catering for all ages. For commuters, Cholsey railway station provides direct services to Reading, Oxford, and London Paddington.

The A34 is approximately 9 miles away, with the M4 (Junction 12) around 12 miles distant. The surrounding countryside, River Thames, and Berkshire Downs offer exceptional opportunities for walking and outdoor pursuits.

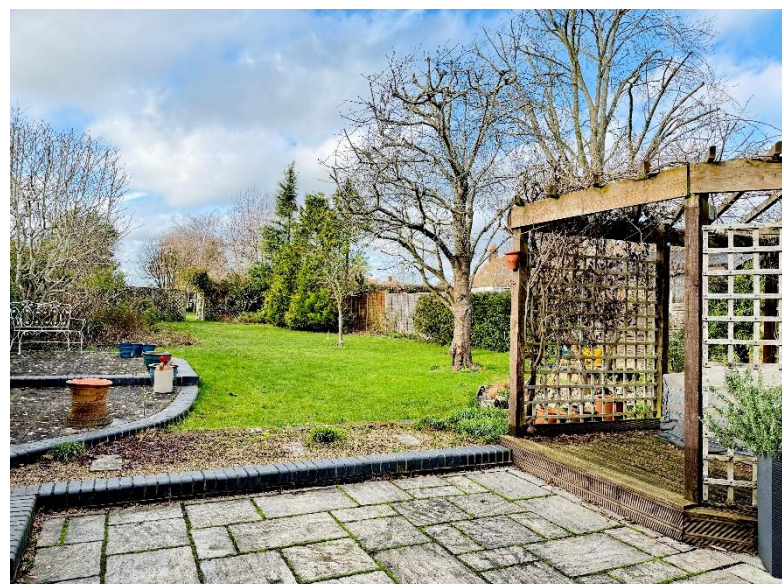
The floor plan shows a house with the following rooms and dimensions:

- LIVING ROOM:** 15'2" x 14'6" (4.63m x 4.42m)
- DINING AREA:** 10'6" x 9'1" (3.21m x 2.77m)
- KITCHEN:** 11'4" x 10'6" (3.45m x 3.21m)
- LOUNGE:** 15'8" x 12'2" (4.77m x 3.71m)
- STUDY:** 11'2" x 4'10" (3.40m x 1.48m)
- UTILITY ROOM:** 16'2" x 8'5" (4.93m x 2.56m)
- WC:** (Toilet and sink shown)
- PORCH:** (Front entrance area)

The plan also includes a staircase with an 'UP' arrow and a large watermark reading 'JAMES CO - ESTATE AGENTS'.

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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