

9 Droveside
Cholsey, Oxfordshire, OX10 9PU

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GUIDE £550,000 FREEHOLD

Situated at the end of a popular residential cul-de-sac, within easy reach of Cholsey village centre, its excellent local amenities and mainline railway station, is this deceptively spacious four double bedroom semi-detached family home.

Offering an impressive amount of flexible accommodation arranged over two floors, the property is ideally suited to modern family living. With generous living spaces, four double bedrooms and three bathrooms, it provides an excellent amount of space and versatility for growing families.

The accommodation begins with a large and welcoming entrance hallway, leading to a generous utility room with side access and the family bathroom. The cosy and inviting lounge features a charming fireplace with wood-burning stove, creating a wonderful focal point for those colder evenings.

Doors lead through to the open-plan kitchen/breakfast room, which benefits from French doors opening onto the rear garden and an adjoining dining area, providing an excellent sociable space for everyday family life and entertaining.

The ground floor also offers two double bedrooms, one of which is currently used as an office, providing excellent flexibility for a variety of family arrangements. The other bedroom is accessed from the kitchen and benefits from French doors opening directly onto the rear garden, together with a generous en-suite bathroom.

Upstairs, there are two further double bedrooms, with the larger of the two enjoying the luxury of its own en-suite bathroom and a spacious walk-in dressing room, creating a wonderful principal bedroom suite with excellent storage and privacy. Further benefits include full gas central heating and uPVC double glazing.



To the front of the property, a gravel driveway provides off-road parking for approximately two to three vehicles. Side access leads to an additional garden area, offering further useful outdoor space. The rear garden is laid predominantly to lawn, complemented by gravelled and paved patio areas, providing an excellent combination of space for outdoor dining, entertaining and relaxation.



Cholsey is a thriving and highly regarded South Oxfordshire village, situated approximately two miles south of the historic market town of Wallingford. The village offers an excellent range of everyday amenities, including a primary school, local shops, cafés, traditional public houses and recreational facilities.

A particular attraction is Cholsey`s mainline railway station, providing regular services to Reading, Oxford and London Paddington, making the village an increasingly popular choice for commuters and families alike.







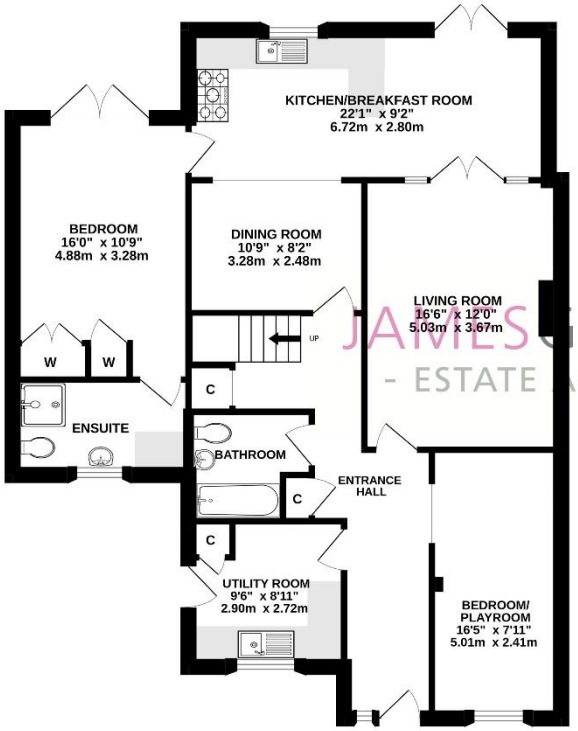


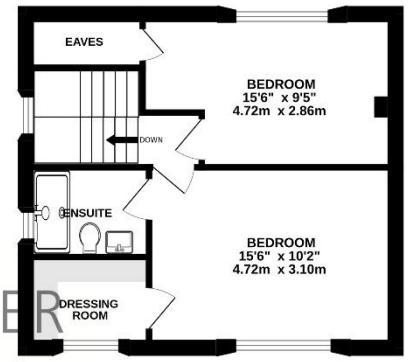




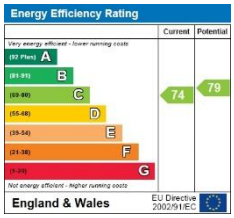
GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.





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TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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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