



12 Papist Way
Cholsey, Oxfordshire, OX10 9QH



JAMESGESNER
- ESTATE AGENTS -



**12 Papist Way
Cholsey
Wallingford
OX10 9QH**

OIEO £500,000 FREEHOLD

Situated in a popular residential location within easy reach of the centre of Cholsey, its excellent range of local amenities and mainline railway station, is this attractive bay-fronted three-bedroom semi-detached family home.



Set back from the road, the property offers well-proportioned and versatile accommodation and is available for sale with the added benefit of no onward chain. The accommodation comprises three bedrooms, a family bathroom with bath and separate shower and cloakroom, together with a spacious open-plan kitchen/dining room with French doors to the rear and separate bay-fronted lounge. Further benefits include full gas central heating, UPVC double glazing and the roof which has been replaced in recent years.

A particular feature of the property is the delightful south-facing rear garden, which is mature and well established and enjoys a lovely open outlook across adjoining farmland. Within the garden is a useful home office, ideal for those working from home or requiring additional flexible space.

An excellent opportunity to purchase a well-positioned family home in this highly regarded village, combining a convenient location with a superb garden and attractive countryside views.



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.



