



35 Honey Lane  
Cholsey, Oxfordshire, OX10 9NL



JAMESGESNER  
- ESTATE AGENTS -





**35 Honey Lane  
Cholsey  
Oxfordshire  
OX10 9NL**

**GUIDE £425,000 FREEHOLD**





Situated within the heart of this popular village offering excellent facilities and easy access to the train station is this extended detached bungalow with generous gardens.

Accommodation comprises of an entrance hallway, two double bedrooms, lounge, kitchen, dining room and a re-fitted shower room. To the front of the property there is gravel driveway off road parking for two cars and a useful secure, storage facility. The rear garden measures over 80' feet with the benefit of a 5m x 4m garden workshop with light and power, garden shed, vegetable patch, lawn and flower and shrub bed borders. Offered for sale with no onward chain, gas central heating, solar panels, and uPVC double glazing.

Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.

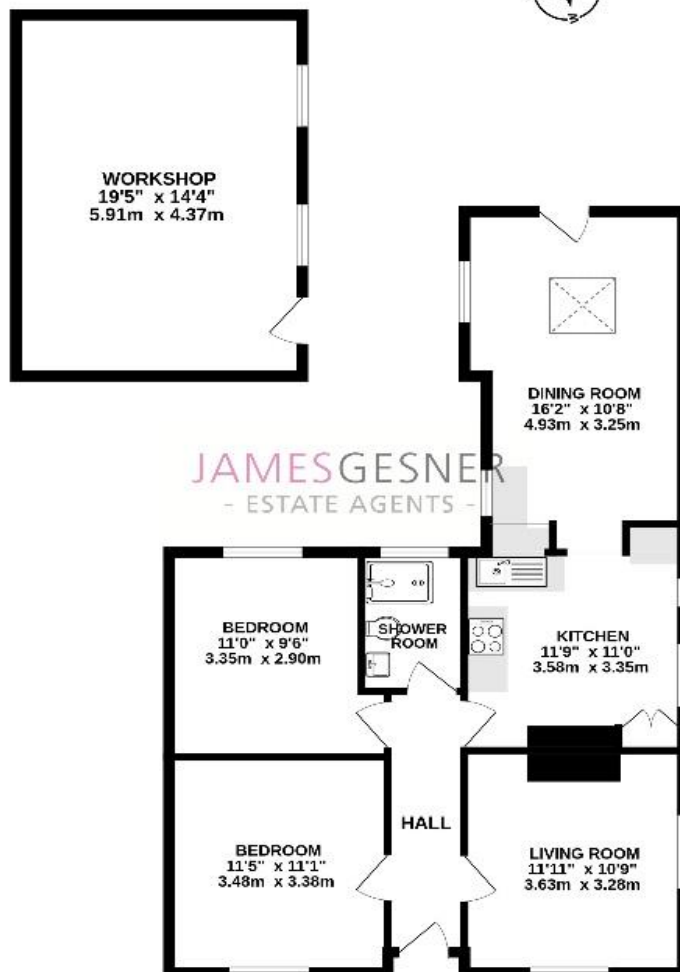


There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, butchers, and hair dressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more, as well as easy access to open countryside and the Berkshire downs for those who enjoy walking.





GROUND FLOOR  
1033 sq.ft. (95.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		82
(81-91)	B		
(65-80)	C		
(55-64)	D		
(49-54)	E		
(21-58)	F	57	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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