



45 Ilges Lane  
Cholsey, Oxfordshire, OX10 9NX



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**45 Ilges Lane  
Cholsey  
Oxfordshire  
OX10 9NX**

**GUIDE £475,000 FREEHOLD**





Situated within the centre of this sought after village is this deceptively spacious four-bedroom end of terrace which is presented beautifully throughout. The property sits within an elevated position, providing lots of natural light and views across the village towards the Church.

Accommodation comprises; ground floor entrance hallway, utility room, re-fitted kitchen/breakfast room, 21' lounge/dining room with vaulted ceiling, sliding doors to the rear garden and a wood burning stove, bathroom, first floor three bedrooms (two good doubles and a good single) with an en suite to the master, second floor bedroom with cloakroom and eaves storage.

Gas central heating and uPVC double glazed windows can be found throughout. To the front you will find a driveway providing parking for three cars. Gated side access leading to the landscaped rear garden with storage shed and patio.

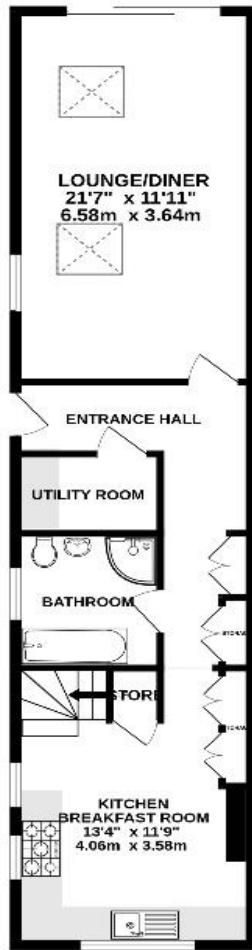
Cholsey is located to the south of Wallingford and is a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property. There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers.



The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR  
348 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
148 sq.ft. (13.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1262 sq.ft. (117.2 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 feature 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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