



9 Boshers Close
Cholsey, Wallingford, Oxfordshire
OX10 9GX



JAMESGESNER
- ESTATE AGENTS -



**9 Boshers Close
Cholsey
Wallingford
Oxfordshire
OX10 9GX**

OIEO £400,000 FREEHOLD



Situated in a cul-de-sac of similar houses is this beautifully presented three bedroom, two bathroom family house located within easy reach of the centre of the village and train station providing excellent commuter links to Oxford, Reading and London Paddington.

Accommodation comprises, entrance hallway, re-fitted kitchen/breakfast room with integrated appliances and French doors onto the west facing garden, 22'9" lounge/dining room with French doors onto the front garden, utility room, family bathroom and three bedrooms with an en-suite and fitted wardrobes to the main bedroom.

The ground floor has oak flooring and the garden is landscaped with artificial turf and a large storage shed with power. Allocated parking for two cars, gas central heating and Upvc double glazing can be found.

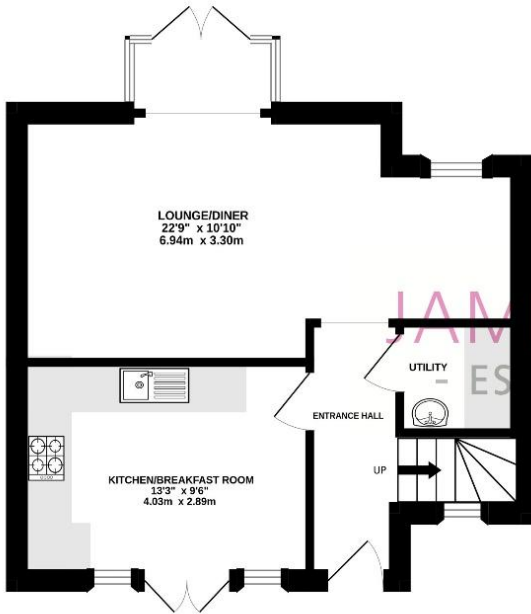


The village of Cholsey offers a number of amenities including a variety of local shops including a Tesco Express, along with a well regarded Primary School and The Barn Gym. Communications are also good with Cholsey Railway station within walking distance offering services to Didcot, Reading, Oxford and London Paddington.

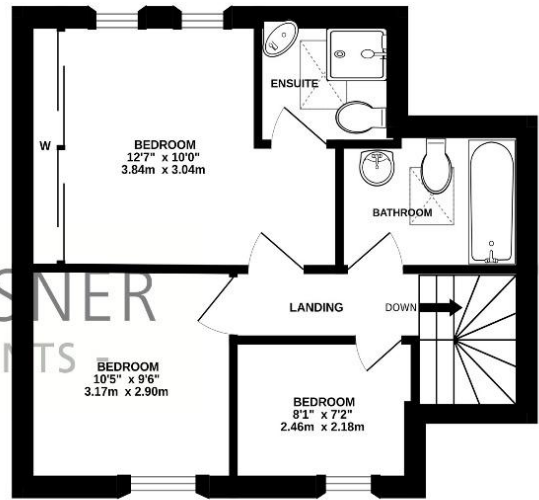
The M40 and M4 motorways are approximately 15 miles away. The historic city of Oxford is approximately 12 miles to the north and Reading is 14 miles to the south. The mainline railway station offers direct links to Oxford Reading and London Paddington.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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