



8 Paternoster Lane
Cholsey, Oxfordshire, OX10 9NW



JAMESGESNER
- ESTATE AGENTS -



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OIEO £400,000 FREEHOLD



This beautifully presented cottage is situated within this quiet private lane with mature landscaped gardens, driveway parking for two cars and offered for sale with no onward chain. Located just 700 metres from the train station and less than 200 metres of the village centre and its amenities.

Accommodation comprises; entrance hallway, modern ground floor bathroom with corner bath, utility room, lounge with feature fireplace, open plan kitchen/dining room with wood burning stove and Range Oven and two double bedrooms.

There is ceramic tiled flooring, exposed brickwork, uPVC double glazing and electric heating. One of the properties main selling features must be the position within the village and the secluded landscaped gardens with two patio areas, a Pergola and a garden shed. Gravel driveway to the front providing parking for two cars.

Accommodation comprises; entrance porch, open plan lounge/dining room with fitted storage and media unit, kitchen/breakfast room, cloakroom, two double bedrooms, both with fitted wardrobes, newly fitted bathroom with bath and separate shower. There is driveway parking to the front and a west facing rear garden which has been fully landscaped, measuring over 100 feet. There is a large patio area leading to a lawn with a decking area and garden shed at the rear.

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



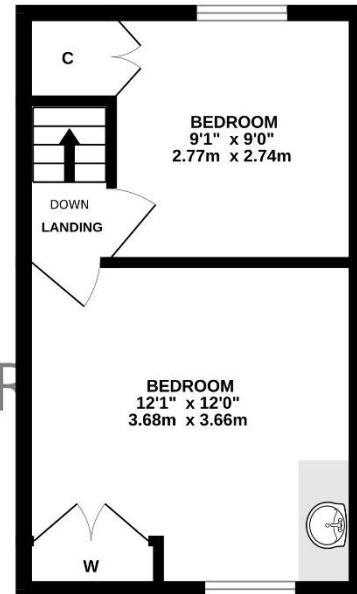
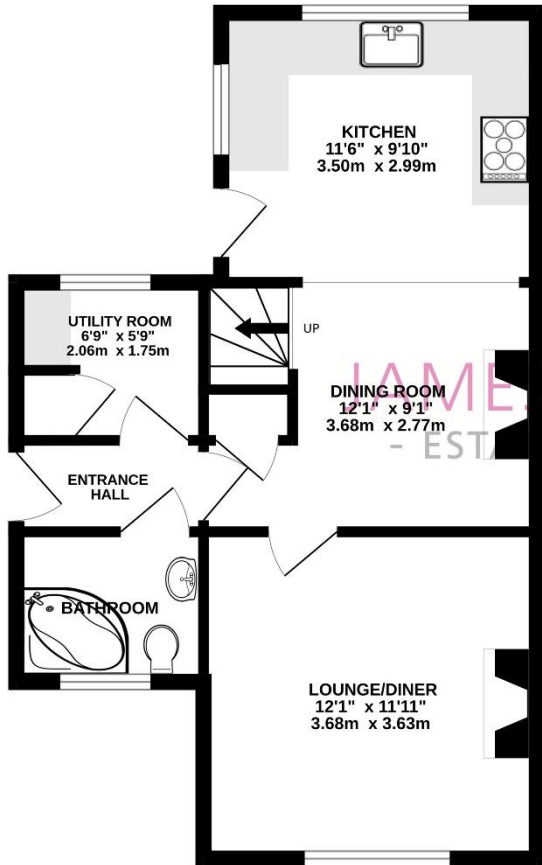
There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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JAMESGESNER
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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk