



1 Kentwood Close
Cholsey, Oxfordshire, OX10 9NQ



JAMESGESNER
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**1 Kentwood Close
Cholsey
Oxfordshire
OX10 9NQ**

OIEO £475,000 FREEHOLD

Located within this popular cul-de-sac within 400 metres of the station in this sought after village of Cholsey is this deceptively spacious three double bedroom family house which is presented beautifully throughout.



Accommodation comprises; porch, cloakroom, lounge, 24' kitchen/breakfast/utility, study/bedroom four, sitting room, conservatory, three double bedrooms with en suite to the master and a family bathroom. To the front you will find a driveway providing parking for two cars with side access to the rear garden measuring over 70 feet and south facing.



Laid to lawn with two patios/decking areas, garden shed and summer house which is currently used as a home gym. Oil fired central heating and uPVC double glazed windows can be found throughout.

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.



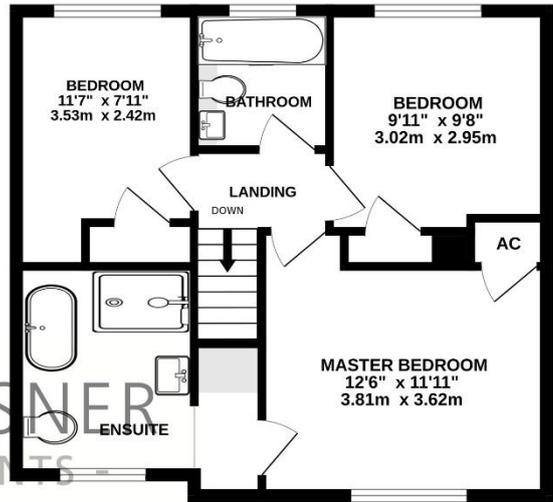
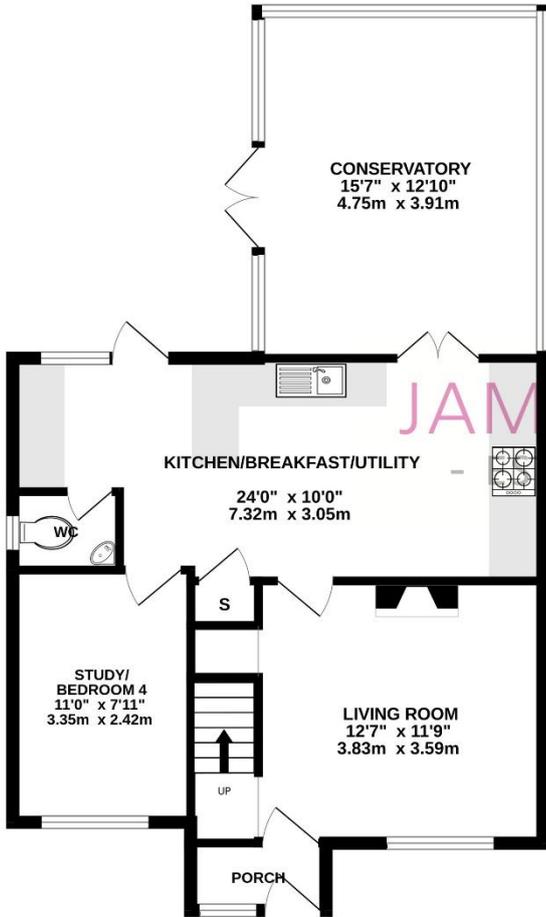
The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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