



28 East End
Cholsey, Oxfordshire, OX10 9RT



JAMESGESNER
- ESTATE AGENTS -



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Cholsey
Oxfordshire
OX10 9RT**

OIEO £600,000 FREEHOLD

A nicely presented four-bedroom detached family house situated within this popular new development, located in the sought-after village of Cholsey, Oxfordshire built in 2019, the property offers a high level of finish and landscaped rear gardens and garage.



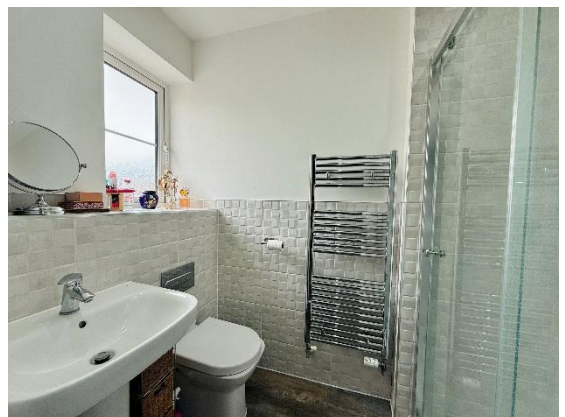
Accommodation comprises; entrance hall, cloakroom, 21' lounge, 21' fully integrated kitchen/dining room with box bay window and French doors to the rear garden, utility, four bedrooms (three doubles and a good single), en-suite to the master and a family bathroom. There is driveway parking leading to a 20' single garage with eaves storage, light and power. Gated access to the landscaped rear garden which is laid to lawn and patio. Remainder of the 10-year NHBC builder's guarantee.

The amenities available at Yew Tree Gardens are ideal for residents of the development, with a well-regarded butcher, pharmacy, Tesco express supermarket, public house and a gym all within a 10-minute walk. Further shopping options are within easy reach, too, with retail parks and shopping centres, such as the Orchard Centre and Hadden Hill Retail Park, less than five miles away.

Less than half-a-mile away is Cholsey Primary School, while both St John's Primary School and Crowmarsh Gifford C of E Primary School are both under a 10-minute drive away. College-level education is also available in the area, with Henley College only a short drive or bus journey away. For higher education, students only need to travel around 16 miles to reach the University of Reading. Alternatively, a little farther afield, there's also London's well-known collection of universities, which are all within an hour-and-a-half's drive.



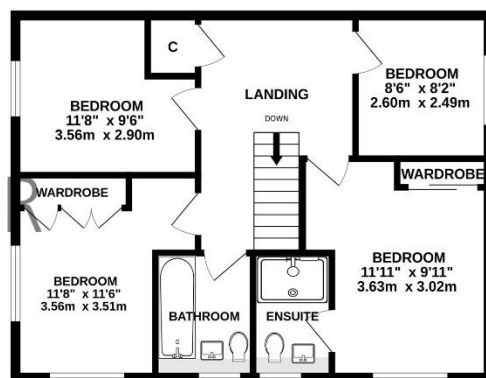
Those seeking to commute for work will be pleased with how well-connected the village of Cholsey is, with both major roads and train stations available in just a short drive. Less than 15 minutes' walk away is Cholsey train station – which offers regular services in nearby towns, including Didcot, a nine-minute trip, and Reading, an 18-minute journey with connections to London Paddington in under an hour. Anyone who prefers to travel by car can reach Reading in around 25 minutes, Oxford in under 30 minutes.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

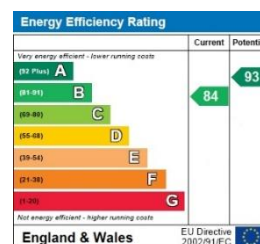


1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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