



6a Reading Road
Cholsey, Oxfordshire, OX10 9HN



JAMESGESNER
- ESTATE AGENTS -



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Cholsey
Oxfordshire
OX10 9HN**



GUIDE £675,000 FREEHOLD

Built in 2021 by Deanfield Homes as part of the highly regarded Deanfield Grange development, this exceptional detached family home offers beautifully arranged accommodation extending to approximately 1,600 sq ft over three floors, complemented by a west-facing garden and generous driveway parking.



The property immediately impresses with its attractive landscaped frontage, paved approach and welcoming traditional-style entrance door opening into a spacious reception hall. Thoughtfully designed for modern family living, the hallway benefits from a cloakroom and a useful understairs storage cupboard with LED sensor lighting.

At the heart of the home is a superb open-plan kitchen/dining room, professionally designed and finished to an excellent specification. Contemporary shaker-style cabinetry is paired with quartz worktops and matching splashbacks, while integrated Bosch appliances include double ovens, gas hob with stainless steel extractor, fridge/freezer and dishwasher. Porcelain tiled flooring runs throughout, complemented by chrome switches and sockets, creating a sleek yet practical entertaining space. French doors open directly onto the rear patio, allowing natural light to flood the room and seamlessly connecting inside with out.

A separate utility room provides additional storage and appliance space, with direct access to the garden.

The dual-aspect sitting room is particularly generous in size and enjoys French doors onto the garden together with a wood-burning stove, creating a warm and inviting atmosphere throughout the seasons. CAT6 wiring provides high-speed data connectivity, while a satellite and Freeview distribution system serves all principal rooms.

The first floor offers two excellent double bedrooms, both fitted with wardrobes and stylish en-suite shower rooms finished with porcelain tiling, vanity storage, mirrors and shaver points. A well-appointed family bathroom with bath and shower over completes this floor.

On the second floor are two further double bedrooms, each benefitting from useful eaves storage, USB charging points and television connections, making them ideal guest rooms, children's bedrooms or home office space.



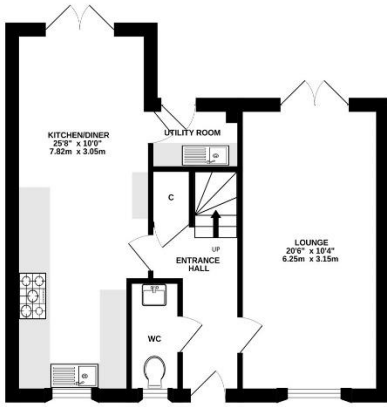
Externally, the property has been thoughtfully landscaped to both front and rear. The frontage provides parking for up to four vehicles, while gated side access leads to the west-facing rear garden, laid mainly to lawn with a generous patio and attractive pergola seating area. External power points, outside tap and sensor lighting further enhance the practicality of the space.

Deanfield Grange is situated within the thriving village of Cholsey, a highly desirable South Oxfordshire village renowned for its strong sense of community and excellent connectivity. Cholsey railway station offers direct services to Reading, Oxford and London Paddington in under an hour, while the A34 and M4 are both readily accessible.

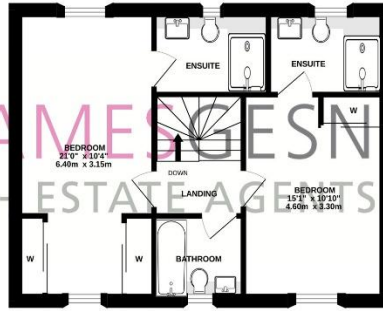
The village itself offers an excellent range of amenities including a well-regarded primary school, Tesco Express, pharmacy, butcher, hairdresser and numerous sports clubs. The nearby River Thames, surrounding countryside and Berkshire Downs provide superb opportunities for walking, cycling and outdoor recreation.



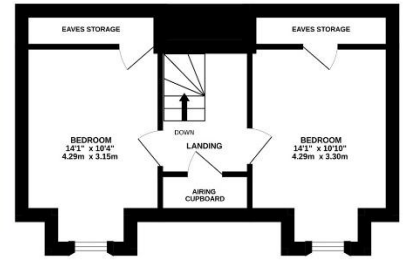
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (142.9 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 - lowest running costs | | | |
| (92-100) | A | | 93 |
| (81-91) | B | 86 | |
| (69-80) | C | | |
| (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 | |



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk