



33 Wallingford Road  
Cholsey, Oxfordshire, OX10 9LG



JAMESGESNER  
- ESTATE AGENTS -



**33 Wallingford Road  
Cholsey  
Oxfordshire  
OX10 9LG**

**OIEO £450,000 FREEHOLD**

A rare and rather special opportunity to acquire an impeccably presented character cottage, enviably positioned within one of Cholsey's most desirable settings. This charming home enjoys generous west-facing gardens, driveway parking, and scope to extend both to the side and rear (STNPP).



Cholsey itself remains a perennial favourite, offering a wonderful balance of village charm and everyday convenience. With access to the River Thames, a range of local amenities, and a well-connected mainline station providing direct routes to Reading, Oxford, and London Paddington, it is easy to see why demand here remains consistently strong.

The accommodation is both characterful and practical. Two inviting reception rooms set the tone, featuring stripped wood and quarry tiled flooring alongside attractive open fireplaces. The kitchen has been thoughtfully re-fitted to a high standard, fully integrated and well suited to modern living.

A stylishly updated shower room complements the ground floor, while a particularly useful 19-foot rear lobby provides excellent additional storage. Upstairs, three well-proportioned bedrooms complete the internal offering.

Approached via a five-bar gate, the property provides driveway parking for up to four vehicles. A side access gate leads through to the rear garden, an outstanding feature of the home, extending to approximately 240 feet in length. Fully enclosed by newly installed close-board fencing, the garden is predominantly laid to lawn with established flower and shrub borders, complemented by a generous gravel patio area and a garden shed.



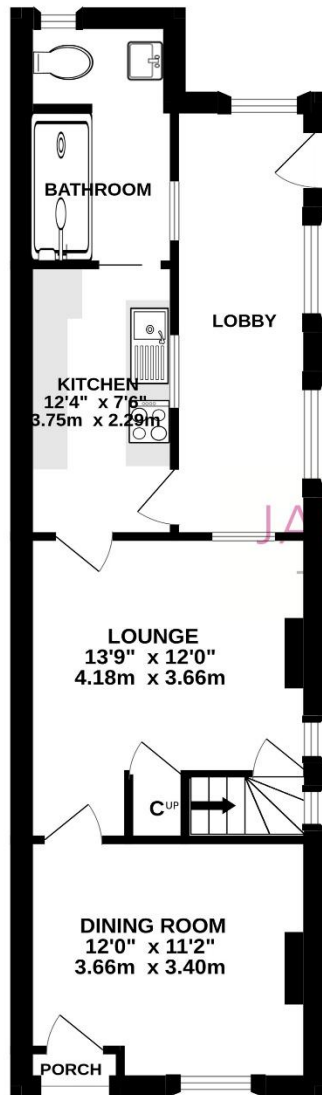
Further benefits include gas central heating via a recently installed boiler (2024) and uPVC double glazing throughout.

Cholsey continues to impress with its strong sense of community, local shops including a Tesco Express, a well-regarded primary school, and leisure facilities such as The Barn Gym. The nearby railway station is within comfortable walking distance, and road connections via the M4 and M40 are conveniently accessible.

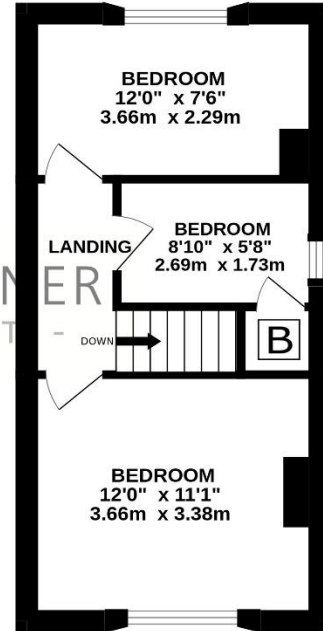
Oxford lies approximately 12 miles to the north, with Reading around 14 miles to the south—both easily reached for work or leisure. In all, a home that combines period charm with modern comfort, set within a thriving and well-connected village environment.



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

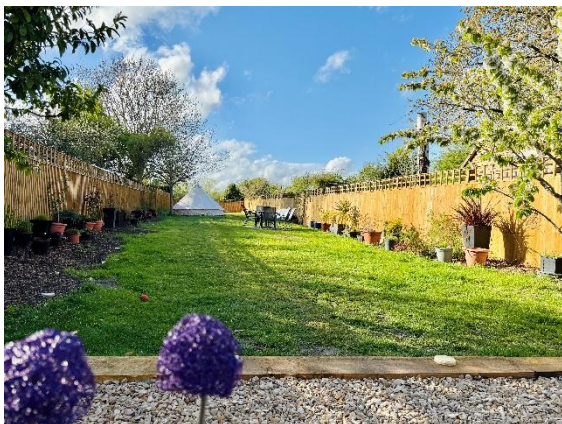


TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.

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.  
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		85
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
49-54	<b>E</b>		
35-48	<b>F</b>	59	
1-34	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

JAMESGESNER  
ESTATE AGENTS



**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