



23 Pound Lane  
Cholsey, Oxfordshire, OX10 9NR



JAMESGESNER  
- ESTATE AGENTS -





**23 Pound Lane  
Cholsey  
Oxfordshire  
OX10 9NR**

**GUIDE £850,000 FREEHOLD**

This impressive six-bedroom family home occupies a quiet cul-de-sac position less than half a mile from Cholsey railway station and approximately 250 yards from the village centre. Significantly improved by the current owners, the property now offers exceptional and versatile family accommodation.





The accommodation is both generous and well planned. An enlarged entrance hallway provides a welcoming first impression, leading to a study, formal sitting room, utility room and cloakroom.

The heart of the home is the expansive kitchen/dining/family room, designed for modern family living and entertaining. To the first floor are six bedrooms comprising five doubles and a single, served by two en-suite shower rooms and a well-appointed family bathroom.

The rear garden is mainly laid to lawn, fully enclosed and ideal for children and entertaining, with gated side access. To the front of the property there is driveway parking for three vehicles, together with double opening doors leading to the integral double garage.

Beyond the scale of accommodation, the kitchen is a standout feature. Fully integrated and finished with quartz work surfaces, it incorporates a substantial central island and enjoys sliding doors opening directly onto the rear garden. The ground floor benefits from stylish herringbone flooring throughout, underfloor heating to the kitchen/dining/family room, full uPVC double glazing, newly installed central heating and upgraded electrics.



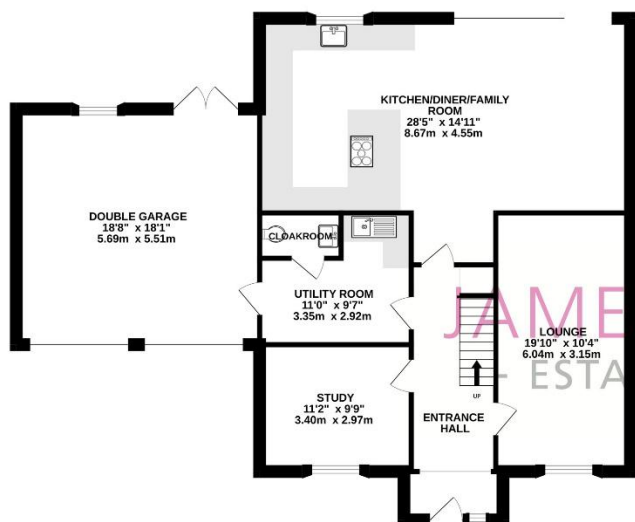
Cholsey is a thriving and well-connected village located to the south of Wallingford, offering a strong sense of community and an excellent range of amenities. The village benefits from a mainline railway station providing direct services to Reading, Oxford and London Paddington in under an hour. The A34 is approximately 9 miles away, with the M4 accessible at Junction 12, around 12 miles from the property.

Local facilities include a well-regarded primary school, Tesco Express, pharmacy, traditional butcher, hairdresser and a variety of sports clubs, including football (adult and junior), cricket and a golf society. The River Thames and surrounding countryside are easily accessible, with the Berkshire Downs close by, offering excellent opportunities for walking and outdoor pursuits.

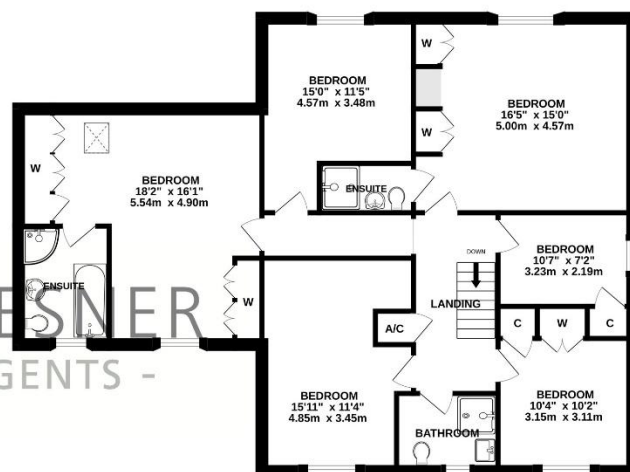




GROUND FLOOR  
1354 sq.ft. (125.8 sq.m.) approx.



1ST FLOOR  
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA : 2679 sq.ft. (248.9 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 - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	80
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](http://www.jamesgesner.co.uk) [info@jamesgesner.co.uk](mailto:info@jamesgesner.co.uk)