



2 College Close
Cholsey, Oxfordshire, OX10 9QY



JAMESGESNER
- ESTATE AGENTS -



**2 College Close
Cholsey
Oxfordshire
OX10 9QY**

OIEO £550,000 FREEHOLD

An impressive four-bedroom semi-detached family home, sympathetically extended to create generous and versatile living space, complemented by wrap-around private gardens, driveway parking and a single garage.

Ideally positioned within easy reach of the village centre, local amenities and the mainline railway station.



The accommodation comprises a porch and welcoming entrance hallway, leading through to a superb open-plan lounge, dining and family area, ideal for modern family living and entertaining. The property further benefits from a contemporary fitted kitchen, four bedrooms (three well-proportioned doubles and a single), a family bathroom and an en-suite to the principal bedroom.

Externally, the property offers driveway parking to the front with access to the garage. The wrap-around gardens are east, south and west facing, a particular feature. Fully enclosed by mature hedgerow and incorporating both decking and patio areas, providing a high degree of privacy and excellent outdoor space.

Additional benefits include French doors leading out onto the garden, good storage facilities to the main and second bedroom, gas central heating and UPVC double glazing throughout.



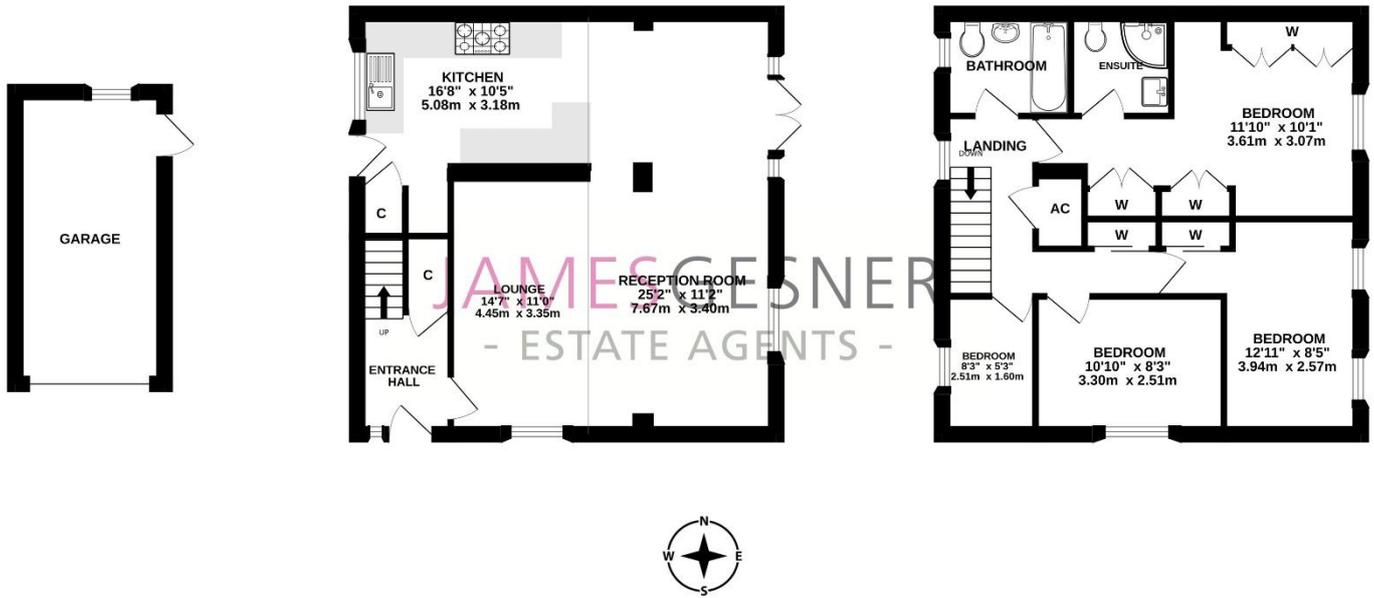
Cholsey lies to the south of Wallingford and is a thriving and well-served village community. Amenities include a mainline railway station with direct services to Reading, Oxford and London Paddington. The A34 is approximately 9 miles away, with access to the M4 at Junction 12 around 12 miles from the property.

The village also boasts a well-regarded primary school, local shops including a Tesco Express, pharmacy, butchers and hairdressers, along with a wide range of sports clubs such as football, cricket and golf. The surrounding countryside and Berkshire Downs are easily accessible, offering excellent opportunities for walking and outdoor pursuits.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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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