



2c Honey Lane
Cholsey, Oxfordshire, OX10 9NP



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Oxfordshire
OX10 9NP**

GUIDE £300,000 FREEHOLD



This deceptively spacious two-bedroom duplex maisonette enjoys a private south-facing garden and off-street parking, all set within the very heart of Cholsey village.

Ideally positioned for village amenities and just a ten-minute walk from Cholsey mainline railway station, the property offers an excellent balance of convenience, space, and long-term value.

The accommodation is arranged over three floors and begins with a storm porch opening into an entrance hall with useful storage. On the first floor, a notably generous living/dining room is filled with natural light and benefits from built-in storage, creating a flexible and comfortable living space. The kitchen is modern and well appointed, featuring integrated appliances and a clean, contemporary finish.

The top floor provides a spacious principal bedroom with built-in wardrobes, a further single bedroom ideal as a guest room or home office, and a recently updated bathroom fitted with a modern white suite, power shower, and additional eaves storage.

Outside, the south-facing garden is fully enclosed, not immediately overlooked, and laid mainly to lawn. Accessed via double gates, the garden also incorporates a gravelled parking area to the rear, providing both privacy and practicality.



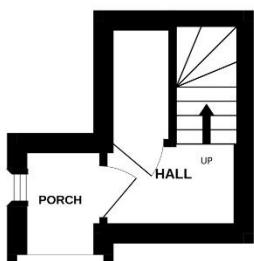
The property is held on a lease with in excess of 980 years remaining and, unusually, there are no maintenance charges, making this an exceptionally economical home to run and an attractive long-term investment.

Cholsey is a thriving and highly regarded village just south of Wallingford, offering a strong sense of community alongside a comprehensive range of everyday amenities, including a Tesco Express, pharmacy, traditional butcher, hairdresser, and a well-respected primary school.

The village also supports a variety of sports clubs and recreational facilities. For commuters, Cholsey railway station provides direct services to Reading, Oxford, and London Paddington, while the A34 and M4 (Junction 12) are within easy reach. The surrounding countryside, River Thames, and Berkshire Downs provide outstanding opportunities for walking and outdoor pursuits.



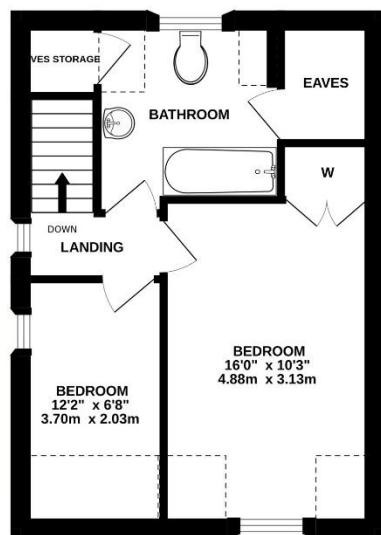
GROUND FLOOR
94 sq.ft. (8.7 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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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