



5a Church Road
Cholsey, Oxfordshire, OX10 9PP



JAMESGESNER
- ESTATE AGENTS -



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Oxfordshire
OX10 9PP**

GUIDE £380,000 FREEHOLD



An individual detached bungalow tastefully presented throughout and nestled in a quiet position in the centre of this popular village. Offered for sale with no onward chain.

Situated at the end of its own private block paved drive is this nicely presented and individually designed, two bedroom bungalow with open plan kitchen/lounge/dining area and private secluded gardens at each end as well as parking for three/four cars. There is also a useful purpose built home office with light and power. gas central heating and uPVC double glazing throughout.

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



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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 Plus) A			87
(81-91) B			
(69-80) C		71	
(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	



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