



41b Honey Lane
Cholsey, Oxfordshire, OX10 9NL



JAMESGESNER
- ESTATE AGENTS -



**41b Honey Lane
Cholsey
Oxfordshire
OX10 9NL**



OIEO £500,000 FREEHOLD

An exceptional four-bedroom semi-detached family home, set over three well-designed floors and finished to an outstanding standard throughout. Constructed in 2018, this deceptively spacious property offers contemporary living with impressive versatility and is available with no onward chain.

Ideally positioned within easy reach of the village centre, primary school and mainline railway station, the property combines everyday convenience with a highly desirable setting, an internal viewing is essential to fully appreciate the space and quality on offer.

The accommodation is both generous and thoughtfully arranged. A welcoming entrance hall leads to a well-proportioned front-aspect living room, while to the rear, a superb open-plan kitchen/dining room provides a true focal point of the home. Designed with modern lifestyles in mind, this space is flooded with natural light and features striking bi-folding doors that open seamlessly onto the garden. A separate utility room, ground floor cloakroom and boiler cupboard add further practicality.

The first floor hosts a particularly spacious principal bedroom overlooking the rear garden, complete with built-in wardrobes and a sleek en-suite shower room. Two further double bedrooms and a well-appointed family bathroom, featuring both a bath and separate shower complete this level. The landing is notably generous, offering an ideal space for a study area or home working.



Occupying the entire second floor, a fourth double bedroom benefits from useful eaves storage, creating a versatile space suitable for guests, older children or a dedicated home office.

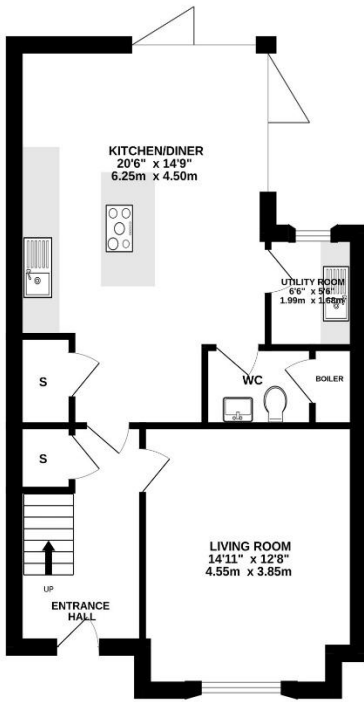


Externally, the rear garden has been designed with entertaining in mind, featuring an attractive wrap-around raised deck, a lawned area and gated side access. To the front, a driveway provides off-street parking for two vehicles.

Cholsey is a thriving and well-connected village, located approximately three miles south-west of Wallingford. Rich in history yet firmly established as a popular commuter location, it offers a wide range of local amenities, including a primary school, shops, eateries and excellent transport links. The mainline station provides direct access to London Paddington and Oxford, making it an ideal choice for both families and professionals alike.



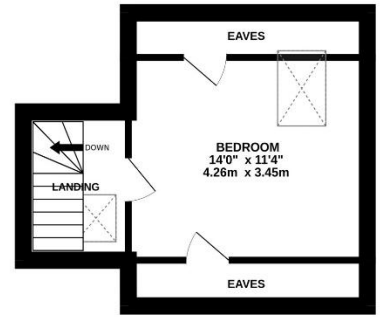
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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
86	94

Very energy efficient - lower running costs

A (92-100)
B (81-91)
C (69-80)
D (55-68)
E (39-54)
F (21-38)
G (1-20)

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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