



15 Hillside
Cholsey, Oxfordshire, OX10 9SG



JAMESGESNER
- ESTATE AGENTS -



**15 Hillside
Cholsey
Oxfordshire
OX10 9SG**

OIEO £700,000 FREEHOLD

An immaculately presented four bedroom detached family home built to the highly regarded 'Philosopher' design and occupying an enviable position on this popular modern development in the sought after village of Cholsey.

Constructed in 2023, the property offers a high specification finish throughout and must be viewed to be fully appreciated.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom, 17'10 lounge, study, a beautifully appointed and fully integrated kitchen, utility room and a spacious dining/family room with French doors opening onto the rear garden.

On the first floor there are four well proportioned bedrooms, including three doubles and a generous single, with the principal bedroom benefitting from an en suite shower room. A modern family bathroom completes the accommodation.



Externally, the property enjoys an attractive open aspect to the front overlooking farm buildings, while the fully landscaped south west facing rear garden is laid mainly to lawn with a large raised patio, ideal for outdoor entertaining. To the side there is driveway parking for two vehicles leading to a 20' x 19' double garage with useful eaves storage.

Further benefits include the remainder of the 10 year NHBC warranty.

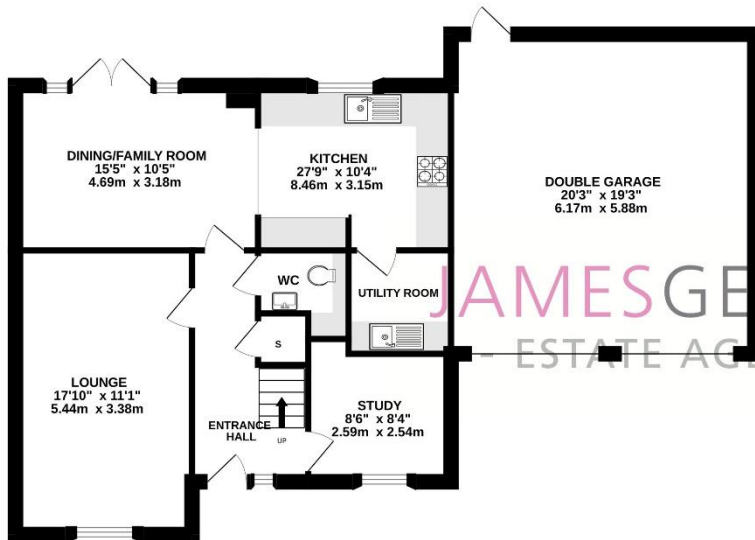
Less than half-a-mile away is Cholsey Primary School, while both St John's Primary School and Crowmarsh Gifford C of E Primary School are both under a 10-minute drive away. College-level education is also available in the area, with Henley College only a short drive or bus journey away. For higher education, students only need to travel around 16 miles to reach the University of Reading. Alternatively, a little farther afield, there's also London's well-known collection of universities, which are all within an hour-and-a-half's drive.



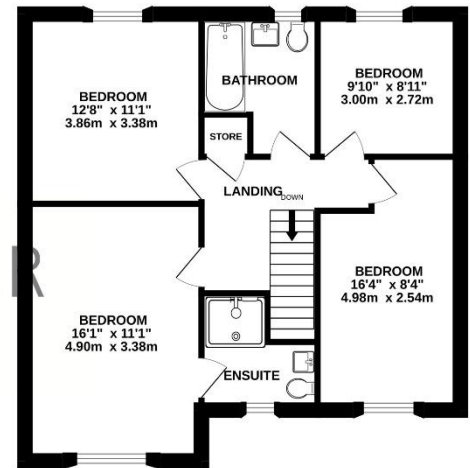
Those seeking to commute for work will be pleased with how well-connected the village of Cholsey is, with both major roads and train stations available in just a short drive. Less than 15 minutes' walk away is Cholsey train station – which offers regular services in nearby towns, including Didcot, a nine-minute trip, and Reading, an 18-minute journey with connections to London Paddington in under an hour. Anyone who prefers to travel by car are able to reach Reading in around 25 minutes, Oxford in under 30 minutes.



GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 1850 sq.ft. (171.9 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) A			93
(81-91) B		85	
(69-80) C			
(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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