



11 Brookside
Cholsey, Oxfordshire, OX10 9NN



JAMESGESNER
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**11 Brookside
Cholsey
Oxfordshire
OX10 9NN**

OIEO £500,000 FREEHOLD

Tucked away in the corner of a quiet cul-de-sac, close to the heart of the highly regarded Oxfordshire village of Cholsey, this substantial four-bedroom home offers an impressive combination of generous living space, excellent parking and extensive gardens.



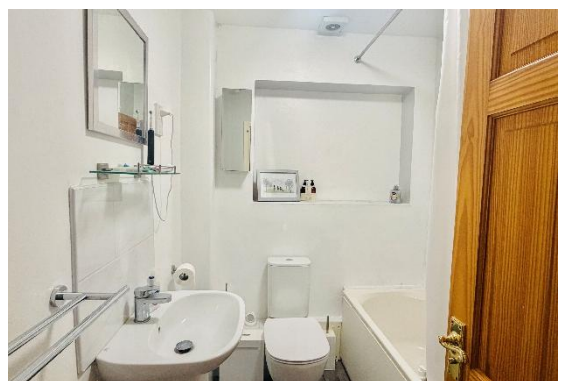
The accommodation is particularly spacious and versatile, with three separate reception rooms providing plenty of room for family life, entertaining and home working. The property also offers four well-proportioned bedrooms and two bathrooms, making it ideally suited to a growing family or those simply looking for a home with plenty of space.

Outside is a real highlight. The property enjoys extensive gardens with a desirable south and west-facing aspect, providing excellent natural light and sunshine throughout much of the day and into the evening. The gardens offer plenty of space for outdoor dining, entertaining and family activities, with considerable potential for keen gardeners.

To the front, there is ample off-road parking for at least three vehicles, while the property's position in the corner of the cul-de-sac gives it a particularly private and tucked-away feel.

Despite its peaceful setting, the house is conveniently positioned close to the centre of Cholsey. Further features include a water softener and a whirlpool bath. Upgraded central heating and electrics. large garden shed with light and power.

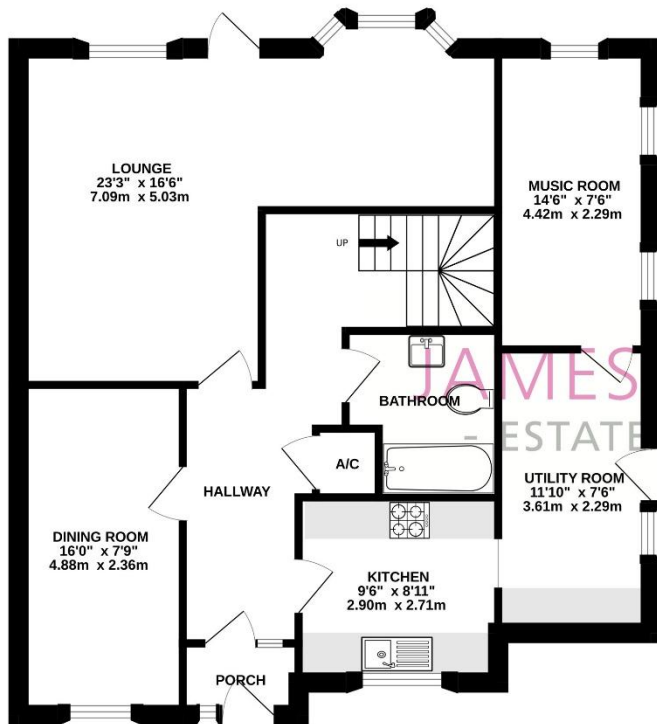
Cholsey is located to the south of Wallingford offering a bustling community with fantastic amenities. The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington in under an hour. The A34 is 9 miles away, whilst the M4 can be accessed at junction 12 c.12 miles from the property.



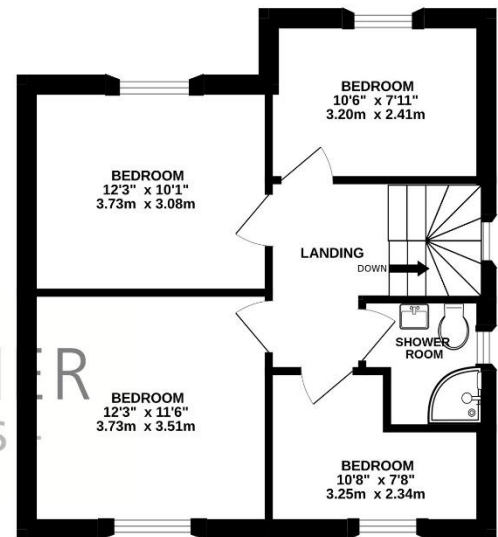
There is also a well-regarded Primary School and local shops including a Tesco express, pharmacy, family run butchers, and hairdressers. The village has many sports clubs including adult and children's football clubs, cricket club, golf society and much more. Easy access can be found to the river Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



GROUND FLOOR
956 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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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