

15 Skylark Way
Cholsey, Oxfordshire, OX10 9SF

JAMESGESNER
- ESTATE AGENTS -



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GUIDE £475,000 FREEHOLD

An immaculately presented three-bedroom detached family home built by the highly regarded Bellway developer and occupying a corner position on this popular modern development in the sought-after village of Cholsey.

Upon entering, you are welcomed into a spacious hallway that leads to generous reception room which overlooks the green at the front of the property. Filled with natural light thanks to the double aspect windows, a cosy yet elegant space perfect for relaxing evenings or entertaining guests.

The well-appointed kitchen/diner benefits from ample storage and work surfaces, making meal preparation a pleasure. This light airy modern kitchen offers a gas hob, built in appliances and patio doors leading out onto the east facing garden. Off the hall is a useful WC and an under stairs storage cupboard.

Upstairs comprises; three bedrooms that are all of a good size, with the master bedroom featuring an en-suite shower room for added convenience and privacy. Bedroom three is perfect for a nursery or home office. The family bathroom is tastefully fitted and serves the remaining bedrooms and guests. Both bathrooms have been finished to a high standard, combining modern fixtures with practical layouts.

Outside, the property enjoys a private east facing garden, ideal for outdoor dining, gardening, or simply unwinding in the fresh air. The garden is laid to patio and lawn and offers a safe space for children and pets to play. Additionally, there is a garage providing secure parking with roof storage, EV charging point and power alongside, off-road parking for one vehicle and bay parking to the front of the property ensuring ample space for family and visitors alike.

Further benefits include gas central heating, ensuring warmth throughout the colder months, and double glazing, which enhances energy efficiency and sound insulation. The estate service charge totals £491.78 payable yearly.



This home is ready to move into and offers a wonderful opportunity to enjoy village life in one of Oxfordshire`s most sought-after locations.

Cholsey itself is a picturesque village steeped in history and surrounded by beautiful countryside, making it an attractive place to live. Residents enjoy a strong sense of community, with a variety of local shops, pubs, and eateries providing everything needed for daily life. The village is well served by excellent transport links, including a railway station with direct services to London Paddington and Oxford, making it ideal for commuters.

For those who appreciate the outdoors, Cholsey offers numerous walking and cycling routes through the nearby Chiltern Hills and along the Thames Path, perfect for weekend adventures or leisurely strolls. The village is also close to the historic market town of Wallingford, where you can explore independent shops, cafes, and a weekly market.

Families will appreciate the good local schools and childcare facilities, as well as the safe, friendly environment that Cholsey provides. With its blend of rural charm, excellent amenities, and convenient location, this property represents a rare chance to enjoy the best of Oxfordshire living.



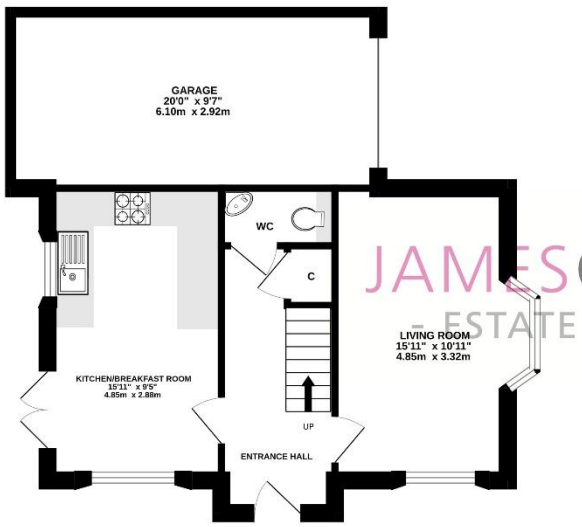




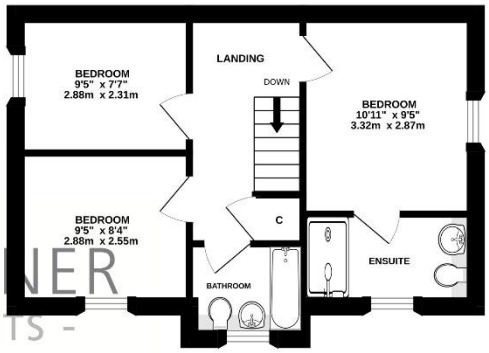




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

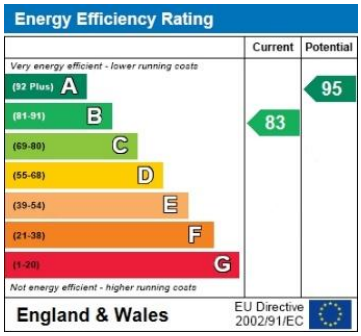


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TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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