

23 Lapwing Lane
Cholsey, Oxfordshire, OX10 9QS

JAMESGESNER
- ESTATE AGENTS -



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## GUIDE £500,000 FREEHOLD

Situated at the end of a popular cul-de-sac in the sought-after village of Cholsey, this spacious three-bedroom semi-detached family home offers an excellent opportunity for buyers looking to put their own stamp on a property in a fantastic location. Offered to the market with no onward chain for the first time since it was purchased new.

The accommodation begins with a generous entrance hallway, creating a welcoming first impression and providing access to the ground-floor living spaces. At the heart of the home is an impressive 21-foot kitchen/dining room, offering plenty of space for everyday family meals and entertaining, whilst the separate 15-foot lounge leads to the conservatory which offers additional versatile living space with views over the landscaped west facing garden which isnt overlooked. A particularly useful addition is the extension to the front of the property, which has created a ground-floor shower room and WC.

Upstairs, the property continues to impress with three generously sized double bedrooms, making it particularly appealing to growing families or those requiring additional space for guests or home working. A family bathroom completes the first-floor accommodation.

Outside, the property enjoys a substantial driveway providing ample off-road parking with an artificial lawn, together with a 27-foot tandem-length garage, offering excellent space for vehicles, storage or workshop use. To the rear, the beautifully landscaped, west-facing garden provides a wonderful setting for outdoor dining, entertaining and enjoying the afternoon and evening sunshine.

Whilst the property would benefit from some updating in places, it presents a fantastic opportunity for the next owners to modernise and personalise a home that already offers generous accommodation, a versatile family-friendly layout and excellent outside space.

Cholsey is a thriving and highly regarded South Oxfordshire village, situated approximately two miles south of the historic market town of Wallingford. Surrounded by attractive countryside and close to the River Thames, the village offers an appealing combination of traditional village charm, a strong sense of community and excellent everyday amenities.

The village itself is particularly well served, boasting a selection of local shops, a convenience store, pharmacy, traditional public houses, a café, a popular primary school and a range of recreational facilities. There is also a vibrant community atmosphere, with numerous clubs, activities and events taking place throughout the year.



One of Cholsey`s biggest attractions is its mainline railway station, providing regular services to Reading, Oxford and London Paddington, making the village particularly appealing to commuters. The nearby town of Wallingford offers a wider selection of independent shops, supermarkets, restaurants, cafés and leisure facilities, together with well-regarded schooling options.

For those who enjoy the outdoors, Cholsey is surrounded by beautiful Oxfordshire countryside, with numerous footpaths, bridleways and scenic walks, including access to the nearby Thames Path.

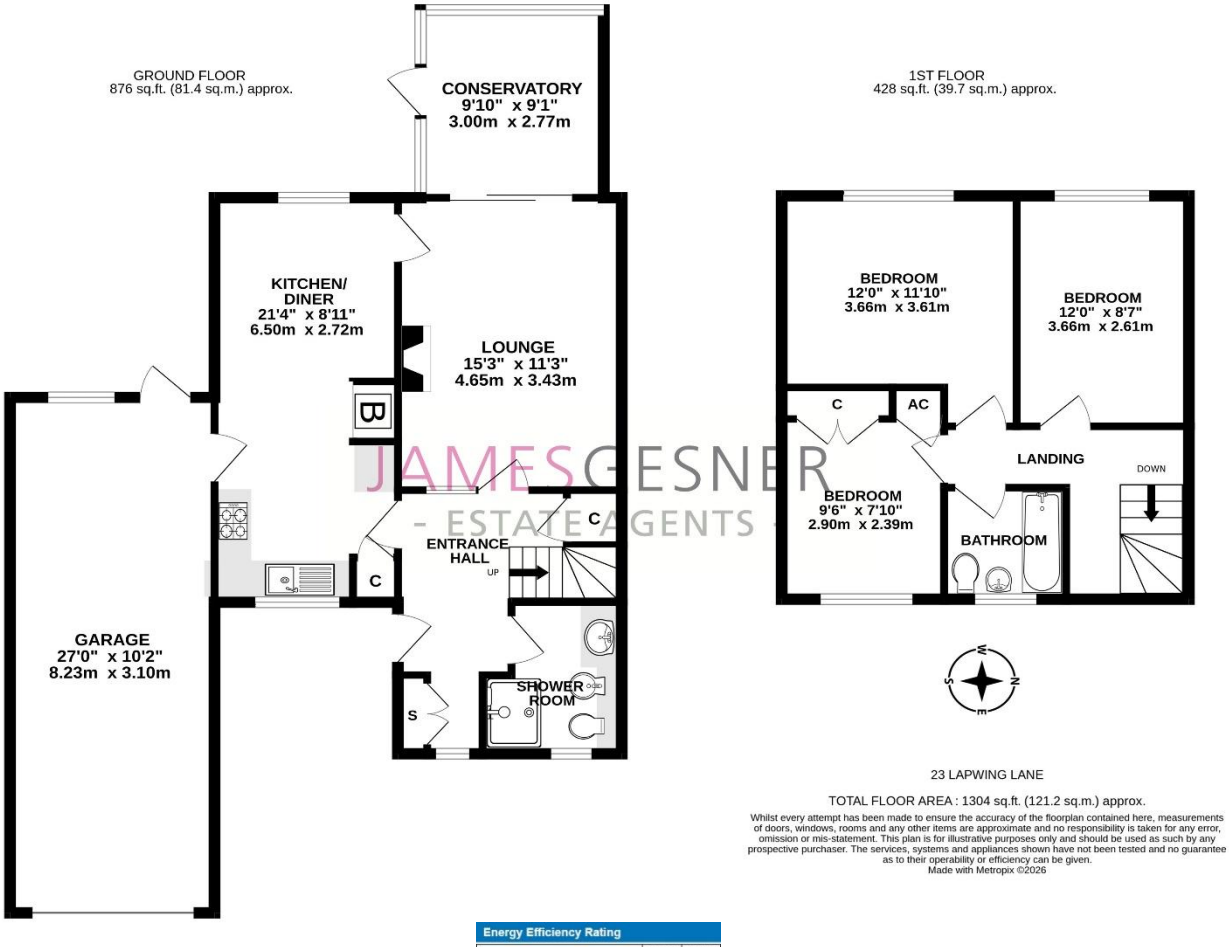








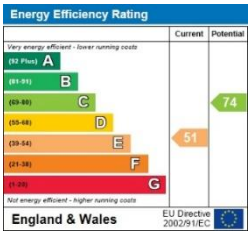





23 LAPWING LANE

TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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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