



## 20 Cross Road

Cholsey, Wallingford, OX10 9PE

**Guide price £550,000**



A very well presented characterful 3 bedroom cottage set in a generous and private plot within a short walk to Cholsey village and mainline station to Oxford, Reading and London.



Description

A very well presented characterful 3 bedroom cottage set in a generous and private plot within a short walk to Cholsey village and mainline station to Oxford, Reading and London.

The property benefits from being situated in a large plot with lots of mature shrubs and trees, creating a wonderfully private and secluded setting.

The driveway has parking for several vehicles and leads to the front door which opens into the reception hall. Off the reception is the spacious sitting room with built in shelves and log burning stove. There is a character archway that opens to the family room, providing a versatile living space. To the rear of the property via the French doors is the large 20-foot conservatory which overlooks the rear garden.

The bathroom is situated on the ground floor and is accessed via the wood panelled hallway from the family room. It benefits from a shower over bath, WC and Basin.

The kitchen / breakfast room benefits from real wood worktops, characterful features, space for a good-sized dining table and a stable door to rear garden.

Upstairs to:

- Dual aspect double bedroom with built in wardrobes
- Double bedroom to the rear of the property
- Double bedroom to the front of the property

Outside to:

- Rear patio
- Large garden with lots of mature shrubs and trees
- Shed
- Driveway parking
- Garage

The property offers an excellent opportunity for a lovely character cottage with scope to extend subject to planning and consents

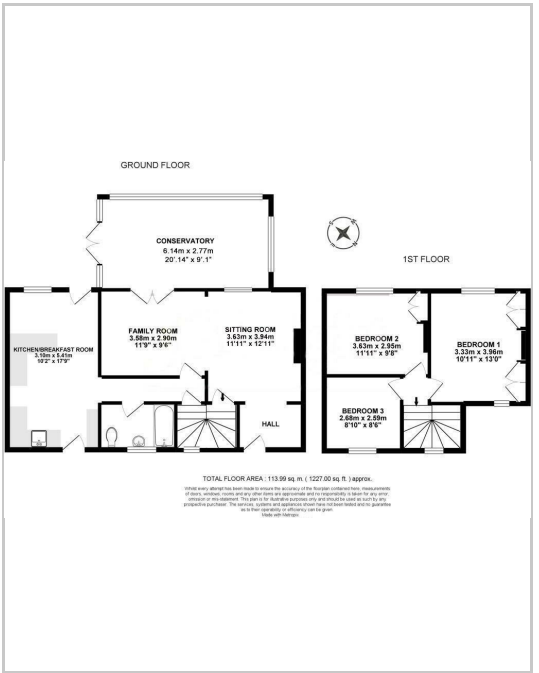
Cholsey village centre is within short walking distance with local butcher, take aways, and Tesco. Mainline station and a short drive to Wallingford, with local shops, café's, bars and restaurants along with Waitrose and nearby Lidl. Cholsey is located within easy access to the M4, M40 and A34, Harwell campus.

The property benefits from a new boiler, modern windows and other energy improvements,

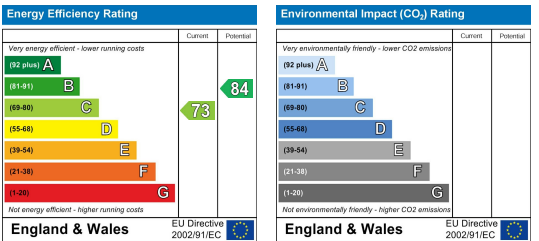
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.