



12 Papist Way
Cholsey, Oxfordshire, OX10 9QH



JAMESGESNER
- ESTATE AGENTS -



**12 Papist Way
Cholsey
Wallingford
OX10 9QH**

OIEO £500,000 FREEHOLD

Situated in a popular residential location within easy reach of the centre of Cholsey, its excellent range of local amenities and mainline railway station, is this attractive bay-fronted three-bedroom semi-detached family home.



Set back from the road, the property offers well-proportioned and versatile accommodation and is available for sale with the added benefit of no onward chain. The accommodation comprises three bedrooms, a family bathroom with bath and separate shower and cloakroom, together with a spacious open-plan kitchen/dining room with French doors to the rear and separate bay-fronted lounge. Further benefits include full gas central heating, UPVC double glazing and the roof which has been replaced in recent years.

A particular feature of the property is the delightful south-facing rear garden, which is mature and well established and enjoys a lovely open outlook across adjoining farmland. Within the garden is a useful home office, ideal for those working from home or requiring additional flexible space.

An excellent opportunity to purchase a well-positioned family home in this highly regarded village, combining a convenient location with a superb garden and attractive countryside views.



Cholsey is a thriving and well-regarded village just south of Wallingford, offering a range of everyday amenities including a Tesco Express, pharmacy, family-run butcher, hairdresser, and a highly regarded primary school. The village also benefits from a variety of sports clubs catering for all ages. For commuters, Cholsey railway station provides direct services to Reading, Oxford, and London Paddington. The A34 is approximately 9 miles away, with the M4 (Junction 12) around 12 miles distant. The surrounding countryside, River Thames, and Berkshire Downs offer exceptional opportunities for walking and outdoor pursuits.





GARDEN ROOM
10'5" x 6'9"
3.18m x 2.07m

DINING ROOM
11'9" x 11'7"
3.58m x 3.53m

KITCHEN
14'2" x 11'2"
4.32m x 3.40m

SITTING ROOM
12'11" x 11'0"
3.94m x 3.35m

WC

ENTRANCE HALL
UP

BEDROOM
11'7" x 11'6"
3.53m x 3.50m

BEDROOM
8'4" x 8'1"
2.54m x 2.46m

BEDROOM
11'4" x 9'6"
3.45m x 2.90m

BATHROOM

LANDING

W



TOTAL FLOOR AREA: 968 sq.ft. (90.0 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 Pluss) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-33) G		68	81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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