



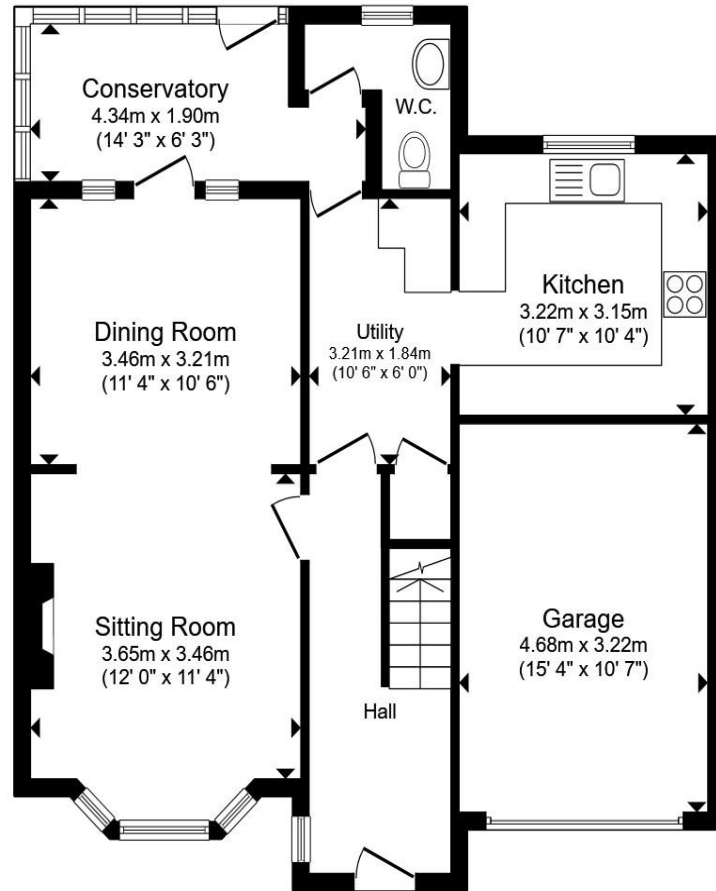
**Abbots Mead, Cholsey, Wallingford, OX10 9RJ**

## Welcome to

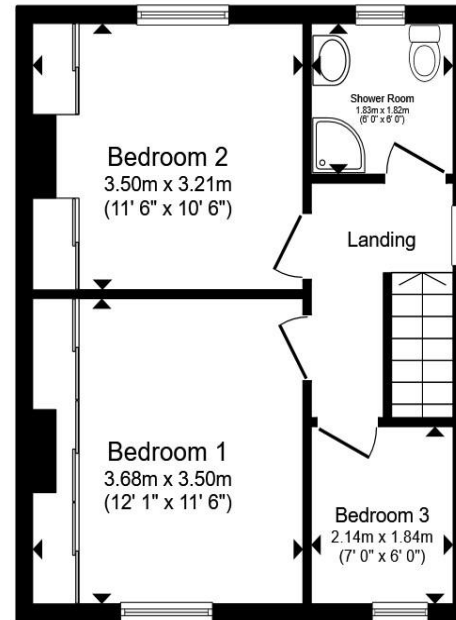
## Abbots Mead, Cholsey, Wallingford

The property is presented in good order throughout, with versatile living spaces ideal for modern family life. A bright, dual-aspect living room creates a welcoming feel at the heart of the home, while the well-appointed kitchen enjoys the convenience of a separate utility area. For those who appreciate year-round relaxation, a charming sun lounge opens out onto a lovely, westerly facing enclosed garden-perfect for entertaining or simply unwinding after a long day. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing ample space for family, guests, or a home office. Outside, a private driveway leads to a garage and workshop, delivering both secure parking and excellent storage solutions. The location is superb for anyone looking to enjoy the vibrant community on offer in Cholsey. With the benefit of no onward chain complications and the scope to extend, this is a home not to be missed. **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





**Ground Floor**



**First Floor**

Total floor area 116.9 m<sup>2</sup> (1,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Sitting Room**

12' x 11' 4" ( 3.66m x 3.45m )

**Dining Room**

11' 4" x 10' 6" ( 3.45m x 3.20m )

**Utility Room**

10' 6" x 6' ( 3.20m x 1.83m )

**Kitchen**

10' 7" x 10' 4" ( 3.23m x 3.15m )

**Conservatory**

14' 3" x 6' 3" ( 4.34m x 1.91m )

**Downstairs W.C**

**Landing**

**Bedroom 1**

12' 1" x 11' 6" ( 3.68m x 3.51m )

**Bedroom 2**

11' 6" x 10' 6" ( 3.51m x 3.20m )

**Bedroom 3**

7' x 6' ( 2.13m x 1.83m )

**Shower Room**

**Garage**

15' 4" x 10' 7" ( 4.67m x 3.23m )

**Front And Rear Gardens**

welcome to

## Abbots Mead, Cholsey Wallingford

- 1930s Bay Fronted Family Home
- Open Plan Reception rooms
- Cul-De-Sac Location
- Modern Fitted Kitchen
- Westerly Facing Enclosed Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£475,000**



### Location

The village centre, just 0.7 miles away, is home to a range of local amenities including shops, pubs, and a popular primary school within walking distance. Cholsey train station is a convenient 0.6 miles away, making rail commutes to Reading, Oxford, and beyond a breeze. Those who love the great outdoors will appreciate being just moments from the scenic Cholsey Slipway on the River Thames, while history enthusiasts can visit the intriguing St Mary's Church, final resting place of Agatha Christie.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF105244](https://allenandharris.co.uk/Property/WLF105244)



Property Ref:  
WLF105244 - 0009

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allen & harris



**01491 835135**



[wallingford@allenandharris.co.uk](mailto:wallingford@allenandharris.co.uk)



6 St. Marys Street, WALLINGFORD, Oxfordshire,  
OX10 0EL



**[allenandharris.co.uk](https://allenandharris.co.uk)**