



9 BASILDON COURT

CHOLSEY ♦ OXFORDSHIRE

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Cholsey Station - 10 min walk ♦ Wallingford - 2 miles ♦ Goring on Thames - 4 miles ♦ Oxford - 15 miles ♦ Henley on Thames - 11 miles ♦ Reading - 12 miles ♦ M4 at Theale (J12) - 13 miles ♦ M40 at Lewknor (J6) - 14 miles ♦ Newbury - 15 miles ♦ Didcot - 8 miles (Distances and times approximate)

Within an impressive Victorian building and conveniently located close to all the village amenities, including River Thames and mainline railway station with Paddington under the hour.

An elegant and spacious 3 bedroom apartment of impressive proportions, totalling 1,313 sq ft and offering views across the communal grounds.

A recently improved 3 bedroom semi detached house of appealing period design with south facing garden and stunning field views.

- ♦ An impressive 3 Bedroom Apartment of Generous Proportions
- ♦ Set within 100 Acres of Communal Grounds with River Access
- ♦ Secure Intercom Entry System
- ♦ Allocated Parking

- ♦ Sitting Dining Room with Views
- ♦ Kitchen
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ 2 Further Bedrooms

- ♦ Leasehold Term 999 years from 2011



SITUATION

Lying at the foot of the Berkshire Downlands, close to the River Thames is the fair sized village of Cholsey situated approximately 2 miles southwest of Wallingford and surrounded by a pleasant rural landscape designated an area of 'Outstanding Natural Beauty'.

The original settlement dates back to Saxon times but since 1950 the Village has grown considerably from its modest origins centred around a small green known as 'The Forty' and now boasts a good range of shops and amenities including a Tesco Express supermarket with a Post Office, a general stores and newsagents, a ladies and gents hairdresser, a highly regarded butcher together with a wide range of trade services including an electrical wholesaler and contractor, a long established building company, plumbing and garden maintenance contractors. There are 2 Restaurants in the Village as well as 2 Public Houses serving food, a Veterinary Practice and a playing field hosting a variety of sports activities including football, tennis and cricket. There is also a well supported Village Golf Society. The Village also has Scout, Cub and Guide packs and an excellent Village Primary School as well as a number of play, nursery and toddler groups for young mums.

Importantly the Village has a mainline railway station with fast, regular commuter services up to London (Paddington) in well under the hour via Reading (20 minutes) and up to Oxford. On the Southern edge of the Village is an impressive Viaduct designed by Isambard Kingdom Brunel in 1840. The late Poet Laureate John Masefield lived at Lollingdon House located just to the West of the Village. The Parish Church of St Mary's, built in 1130, has some of the finest Norman work in the district, including an unspoilt early English chancel and in the church yard can be seen the grave of Agatha Christie.



In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Cholsey itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The historic old market town of Wallingford on Thames, granted a charter in 1155 by Henry II is within easy reach and offers a wider and more comprehensive range of shops and amenities, including a new large Waitrose Supermarket as well as a family owned departmental store.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

CHOLSEY MEADOWS

Originally a Victorian Hospital within riverside grounds, Cholsey Meadows development is a blend of converted apartments and new builds, laid out within 100 acres of parkland on the edge of Cholsey village. There are excellent communal facilities, including a children's play area, cricket pitch and pavilion, allotments, and direct access to the River Thames, with over a mile of scenic river frontage, as well as the Ox Shed café.

PROPERTY DESCRIPTION

9 Basildon Court is located in the original Victorian building, benefitting from high ceilings and large sash windows. Entrance is through a secure entry system to ground level, then stairs lead up to the first floor where the apartment front door is found. The hall has a coats area and then steps take you up where the hall continues round with airing cupboard and then into the reception space. The sitting dining room has wonderful views across the communal grounds and then doors take you through to the kitchen which is fully fitted. The main bedroom has triple fitted wardrobes and separate single cupboard and ensuite shower room. There are 2 further double bedrooms and family bathroom.

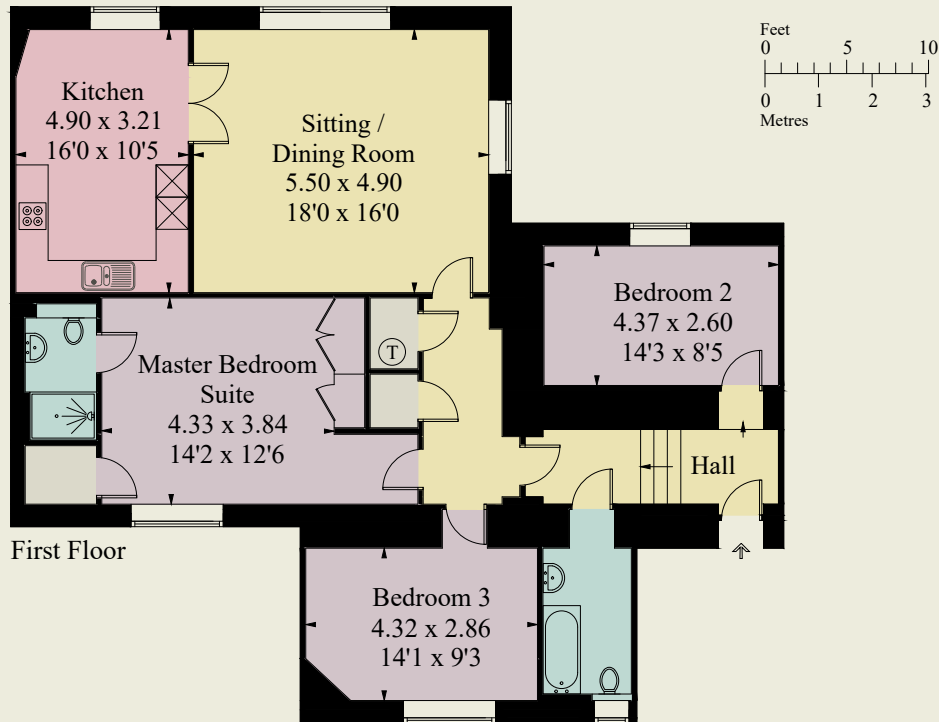
OUTSIDE

The property comes with allocated parking as well as bike store. The grounds equate to 100 acres, which include a cricket pitch, pavilion and allotments and lovely walks down to the River Thames.



9 Basildon Court, Cholsey Meadows, Cholsey, Oxfordshire, OX10 9GR

Approximate Gross Internal Area = 122 sq m / 1313 sq ft



CREATESPACE DESIGN ref 674

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All mains services are connected to the property. Heating and hot water from Gas fired boiler.

Council Tax: D

Energy Performance Rating: B / 82

Postcode: OX10 9GR

Local Authority: South Oxfordshire District Council

LEASEHOLD

- ♦ Monthly maintenance and building reserves for the building including electrics, plumbing, lighting, cleaning and ad-hoc repairs of matters like entrance doors and common areas and buildings insurance, £422.00
- ♦ Monthly maintenance of grounds including paths, roads, tree pruning, mowing of lawns, weeding and twice yearly clearing of leaves, etc, £47.00
- ♦ Annual ground rent (temporary), £200.00

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and over the River bridge to the top of Streatley High Street. At the traffic lights turn right onto the A329 Wallingford Road and leave the village. Continue through the village of Moulsoford and in a further mile or so you will reach Cholsey. Turn right onto Ferry Road at the cross roads and then left on Newlands Way. Continue straight and then take the right hand fork and you will naturally come to the parking area, with the entrance to 9 Basildon Court in the courtyard on the left hand side.

what3words:

///parading.bedroom.talking

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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