

Reading Road, Cholsey, Oxfordshire

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A wonderful opportunity to acquire this unique detached family home.

Situated in an idyllic setting with stunning grounds extending to 1.1 acres against a backdrop of far-reaching countryside views.



**Guide price:** £1,500,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** D





## The property

The property is approached via an electric gated gravel driveway.

The spacious entrance hall leads through to the utility and an inner hallway that continues to the kitchen/dining/family room and a separate reception room.

The kitchen is a fabulous room with wooden flooring, underfloor heating, and large windows providing lots of natural light. This light and airy room has wonderful views over the gardens. The kitchen area has a range of wall and floor units beneath a composite worktop and a central island with a range of integrated appliances, including a dishwasher, gas hob, and two ovens. There is seating at the end of the island unit and ample space for a dining table. Three sets of bi-fold doors opening to the patio ensure this space works perfectly for open-plan family living and connects with the garden. Additionally, the seating area benefits from a wood-burning stove, perfect for cosy winter evenings.





## The property (continued)

The ground floor is completed with a study, ideal for homeworkers and a separate reception room with an attractive fireplace and doors opening on to the garden.

The first floor comprises a principal bedroom with extensive wardrobes and en suite bathroom with walk-in shower; three further good sized bedrooms, two with fitted wardrobes, and a family bathroom. All the rooms have lovely views over the gardens.





## Garden and grounds

18 Reading Road is approached by an attractive driveway bordered by lawns and mature trees, giving the property a great sense of privacy. The driveway leads to the side of the house, with ample parking for several cars.

The gardens are a delightful feature of the property, extending to approximately 1.1 acres. The grounds consist of extensive lawns, mature trees, flowerbeds filled with shrubs and perennials, and four raised beds ideal for those wishing to grow vegetables. The garden is a beautiful, tranquil space. The grounds are bordered by a mixture of hedging and estate fencing, with views over neighbouring open fields. Several outbuildings provide storage for garden machinery and furniture.

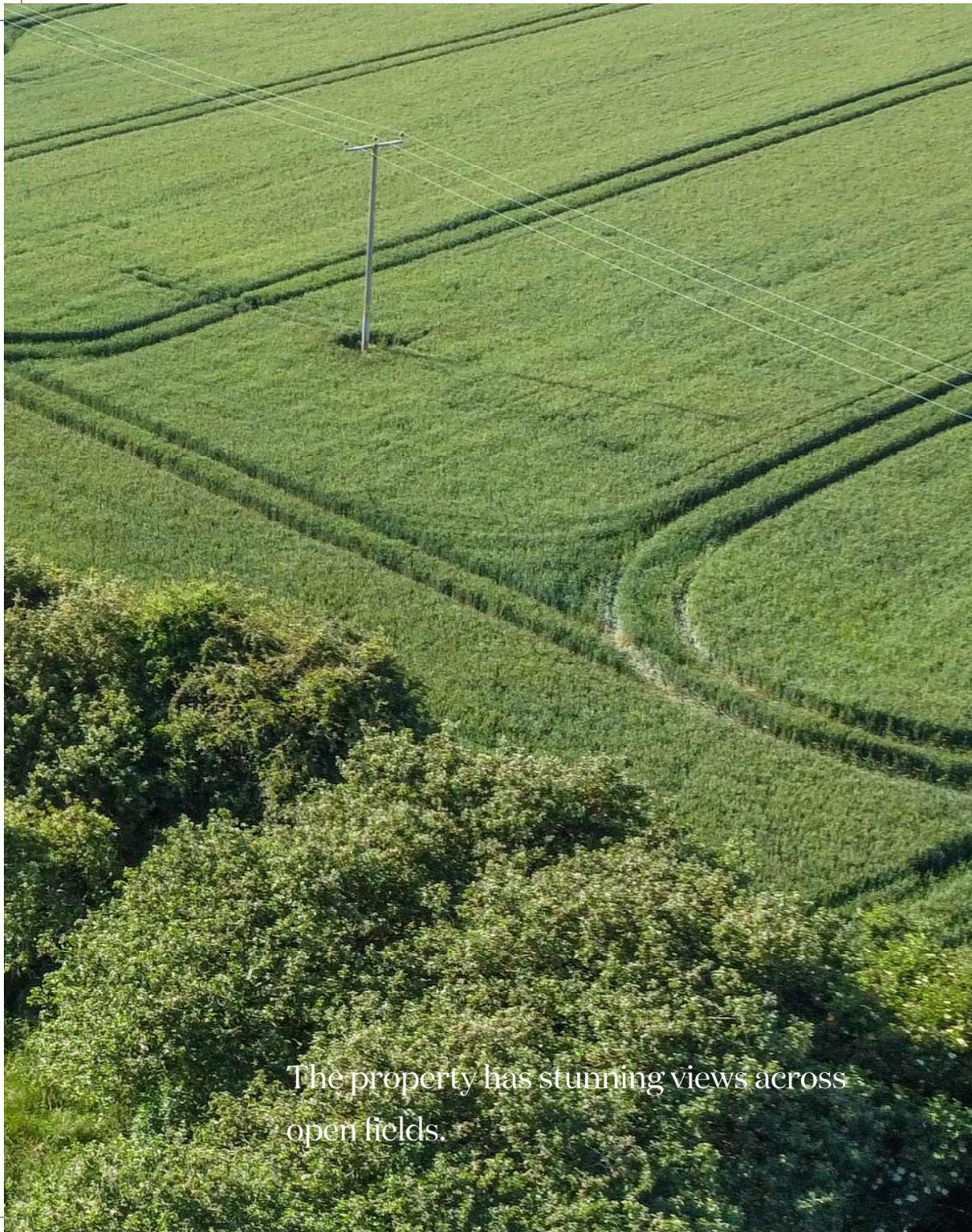
## Situation

Cholsey lies approximately three miles to the southwest of Wallingford. There are excellent parks and an active local community served by 'The Forty' magazine. A Cholsey and Wallingford Railway is running between the two locations for local enthusiasts. Agatha Christie is undoubtedly the most famous Cholsey inhabitant and is buried at the local church.

Cholsey today is a thriving village and benefits greatly from the main line railway station offering direct access to London Paddington in approximately 50 minutes and 20 minutes to Reading and Oxford. The village offers a selection of amenities, including various shops, including a supermarket, butchers, hairdressers, two pubs and a highly regarded Primary School. The market town of Wallingford is approximately three miles away with Waitrose and Lidl supermarkets, banks, restaurants, pubs and twice weekly market.







The property has stunning views across open fields.



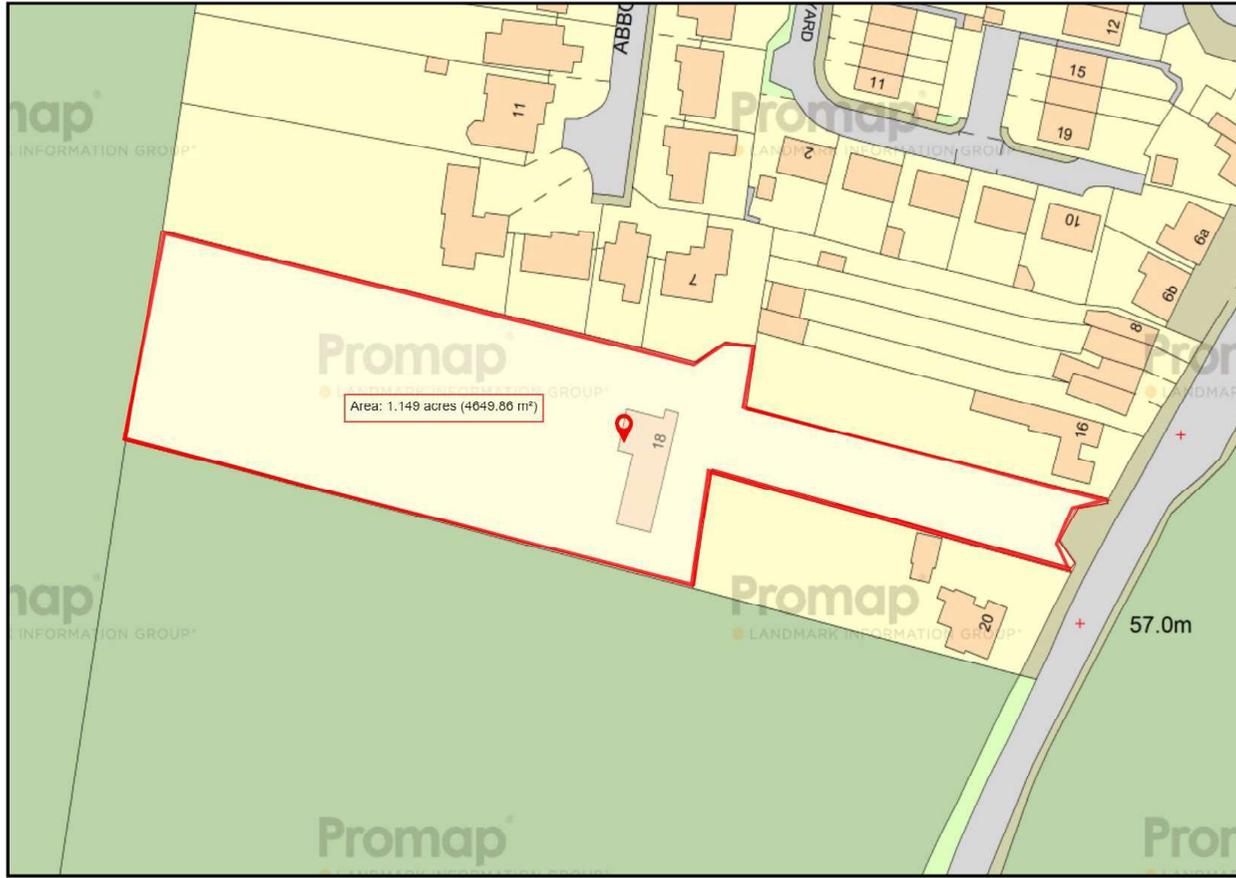
## Directions (OX10 9HL)

From Henley Bridge, at the second set of traffic lights, turn right into Bell Street (A4130). Continue on the A4130 for approximately 10 miles (through Nettlebed); at the roundabout, take the first exit on to the A4074 towards Reading. At the next roundabout take the second exit on to the A4130. At the next roundabout, take the first exit on to Reading Road. continue through the village, and the property can be found on the right via electric wooden gates.

What3words: [///dentures.alas.outline](https://www.what3words.com/#!/en/@@@dentures.alas.outline)



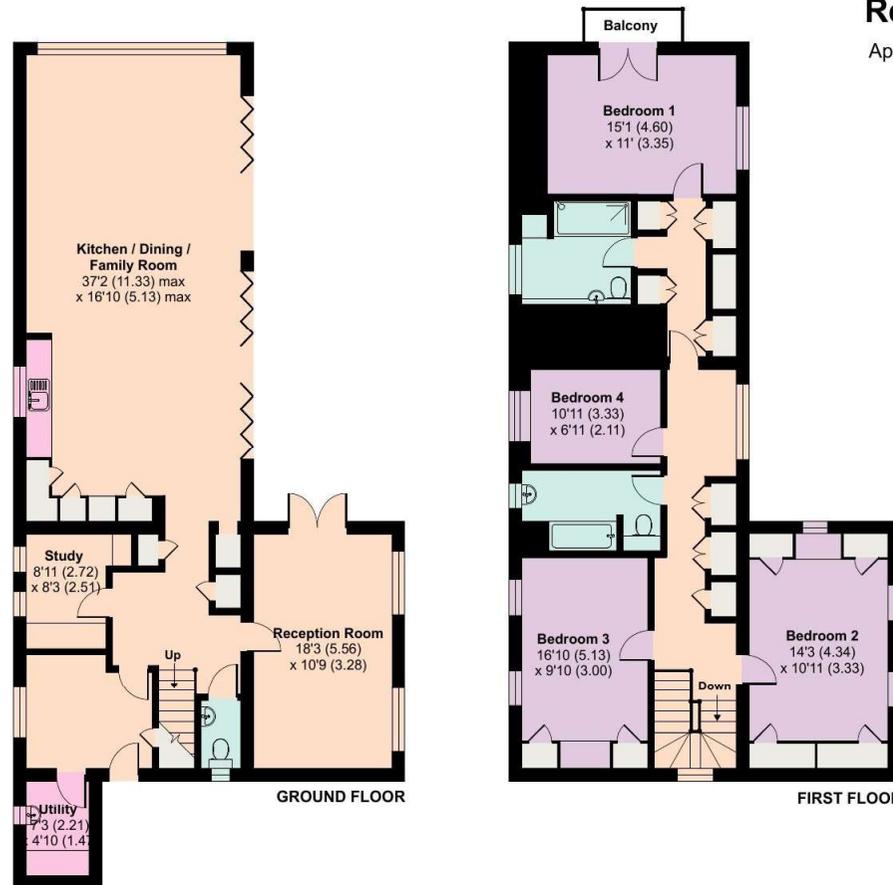




## Reading Road, Cholsey

Approximate Area = 2369 sq ft / 220 sq m  
 Outbuildings = 200 sq ft / 18.6 sq m  
 Total = 2569 sq ft / 238.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knight Frank. REF: 1137119

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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