



12 PAPIST WAY

CHOLSEY ♦ OXFORDSHIRE

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Cholsey Station - 6 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)

Conveniently located, within close walking distance to the River Thames and amenities of Cholsey, including a mainline railway station with Paddington under the hour.

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

♦ Well Presented Semi Detached 3 Bedroom Period House

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Fitted Kitchen
- ♦ Dining Room

- ♦ Landing
- ♦ 3 Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower

- ♦ Front Garden
- ♦ Rear South Facing Garden with Garden Room and Stunning Views

♦ In All Approximately 1,076 sq ft



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 Lollington 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.

PROPERTY DESCRIPTION

Built in the 1930's, 12 Papist Way sits in an elevated position enjoying village views. With rendered elevations under a newly tiled roof, the property is well presented having been improved by the current owner, to include UPVC windows, new bathroom suite, improved insulation and garden office. Entrance is into the hallway with cloakroom and staircase with understairs storage. Hard flooring runs throughout the ground floor. The sitting room has a wide window to the front and then bi-fold doors take you through into the dining room with French doors leading directly to the terrace outside. The kitchen is full fitted with shaker style units and wooden worktops. Upstairs there are 3 bedrooms and family bathroom with bath and separate shower.

OUTSIDE

There are steps up to the pedestrian pavement and a low gate taking you into the front garden. There are hedged boundaries and lawn to the front with gravel pathway to the front door. The main garden is to the rear. With a south west aspect, the garden is a lovely addition to the property. There is a detached Garden room, currently used as a home office and a separate shed for storage. The garden features a large patio terrace for "al fresco" dining and then there are planted raised beds and a large lawn. At the back are the most wonderful views of the hills beyond which adjoin the property.



12 Papist Way, Cholsey, Wallingford, Oxfordshire, OX10 9QH

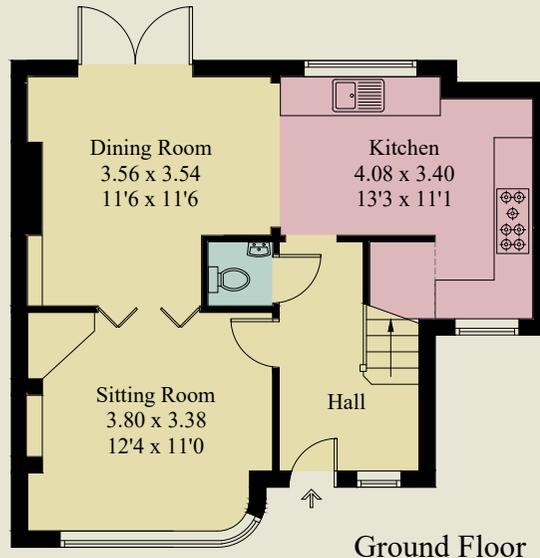
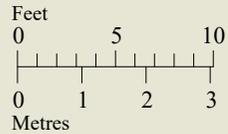
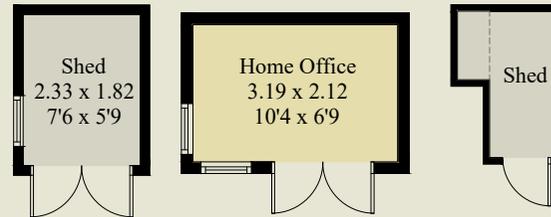
Approximate Gross Internal Area = 87 sq m / 936 sq ft

Outbuildings = 13 sq m / 139 sq ft

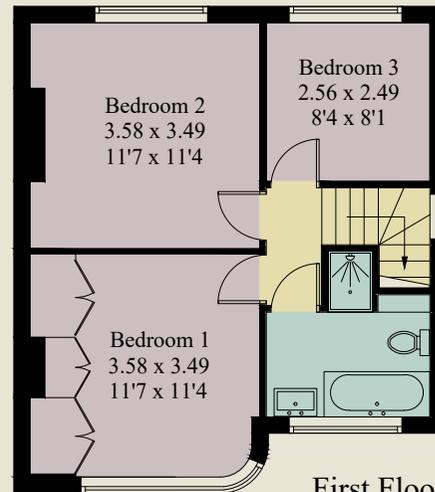
Total = 100 sq m / 1076 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

CREATESPACE DESIGN ref 660

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: D / 57

Postcode: OX10 9QH

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

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 a cross roads. Turn left here into Papist Way. 12 is found to the further end with steps from the road leading up to the property.

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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