



# 1 ABBEY CLOSE

CHOLSEY ♦ OXFORDSHIRE





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Cholsey Mainline Railway Station (London Paddington In Under The Hour) - ½ mile

♦ 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)

Privately situated in delightful professionally landscaped gardens & grounds of approximately 0.38 of an acre backing on to a private brook and farmland, this stylish newly built residence is idyllically situated in a tree lined setting on the fringe of this desirable village, being just a short walk to The River Thames, shops, primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

1 Abbey Close is a stunning architect designed home of approximately 3,164 sq ft, inclusive of detached garage with office / gym over, built to an exacting standard with striking elevations of particular architectural note, which reach for the now, whilst also being indicative of the historic farmland architectural vernacular. Affording stylish and high-quality fixtures and fittings throughout, with a most impressive internal design, both an open plan and traditional layout are enjoyed, including 5 bedrooms, 2 being suites, 3 bathrooms, and 4 reception rooms, with a galleried reception hall and landing, providing for an exquisite family home in a most charming and convenient location, with early viewing being highly recommended.

♦ An Exquisite Newly Built Family Home Of Impressive Architectural Design With 10 Year New Home Building Warranty

♦ Delightful Edge Of Village Location Adjacent To Open Countryside & Farmland With Brook & Within Walking Distance Of Extensive Amenities, Primary School, Mainline Railway Station To London Paddington & Scenic Riverside

♦ Galleried Reception Hall  
♦ Cloakroom  
♦ Kitchen / Dining Room With French Doors  
♦ Utility Room  
♦ Sitting Room With Bi-Fold Doors  
♦ Family Room  
♦ Study

♦ Galleried Landing

♦ Airing Cupboard

♦ Master Bedroom Suite With En-Suite Shower Room

♦ Bedroom Suite With En-Suite Shower Room

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Detached Garage With Electrically Operated Double Doors & Office / Gym Over With Separate Access

♦ Extending In Total To Approximately 3,164 Sq Ft (*Inclusive Garage & Limited Use Area*)

♦ Professionally Landscaped Gardens & Grounds Of Approximately 0.38 Of An Acre





## 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.

N.B. Crossrail services are scheduled to be commencing from Reading in due course, which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.







## PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location on the fringe this popular village, adjoining open farmland, with its very own brook, 1 Abbey Close is a simply striking newly built residence with a wholly relaxing yet engaging ambience, showcasing proudly the historical farm orientated architectural attributes of the property. Built to an exceptionally high standard, predominantly of traditional construction, with cedar cladded elevations under a slate tiled roof with wide light giving glazing, a striking contemporary note is evident throughout, most impressive and complimentary to the more traditional elements to be found. Affording particularly generous accommodation of approximately 2,497 sq ft internally, plus a detached garage with separately accessed office / gym over of approximately 538 sq ft plus limited use area, an inspired layout is to be found, with open plan contemporary living combined impressively with that of a rather more traditional air, and in total the property extends to approximately 3,164 sq ft.

To the ground floor, all principle reception rooms lead off a large central galleried reception hall, including the sitting room with bi-fold doors, family room, study, cloakroom, and the kitchen / dining room with French doors and separate utility room. The bi-fold and French doors open out to the rear stone laid terrace, which wraps its way along across the back of the property, wonderfully designed for both a stunning vista and inside outside living. A wide turning oak and glazed staircase leads up to the first floor and spacious galleried landing, off which is an airing cupboard, the master bedroom suite with en-suite shower room, 1 further bedroom suite with en-suite shower room, 3 further bedrooms, and a family bathroom.

A simply wonderful opportunity afforded, affording stylish and high-quality fixtures and fittings throughout, with a most impressive design to be enjoyed, 1 Abbey Close is an exquisite family home in a most charming and convenient location, with early viewing being highly recommended.

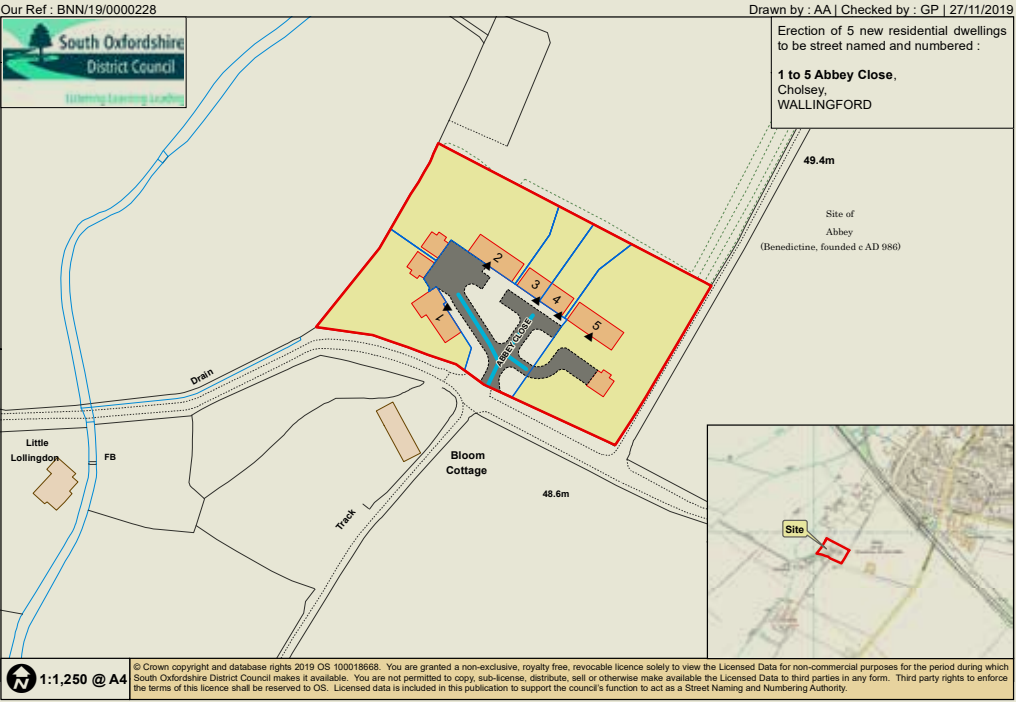




**OUTSIDE**  
Privately approached through open farmland, the house stands back in its generous gardens and grounds and is initially approached over a shared driveway serving 4 other properties only, continuing to a private gravelled driveway and forecourt of its own, providing ample parking and turning space and leading up to the Double Garage with electric doors and separate access to the office / gym over.

The spacious grounds wrap themselves around the property with an expansive lawned garden to the rear and side having mature trees to the far boundary on one side and a private brook to the other side, which has a rustic post & rail fence, affording an open aspect to the open farmland across the brook.

Delightfully attractive, the gardens & grounds and views must be viewed to be fully appreciated and in total extend into approximately 0.38 of an acre.





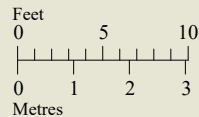
# 1 Abbey Close, Cholsey, OX10 9RY


Approximate Gross Internal Area = 232 sq m / 2497 sq ft

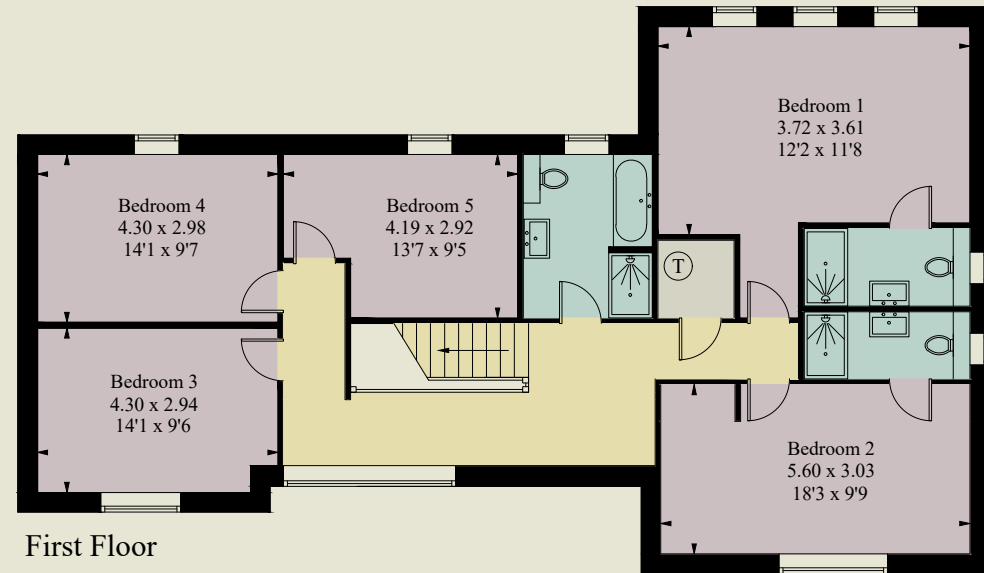
Garage = 50 sq m / 538 sq ft

Limited Use Area = 12 sq m / 129 sq ft

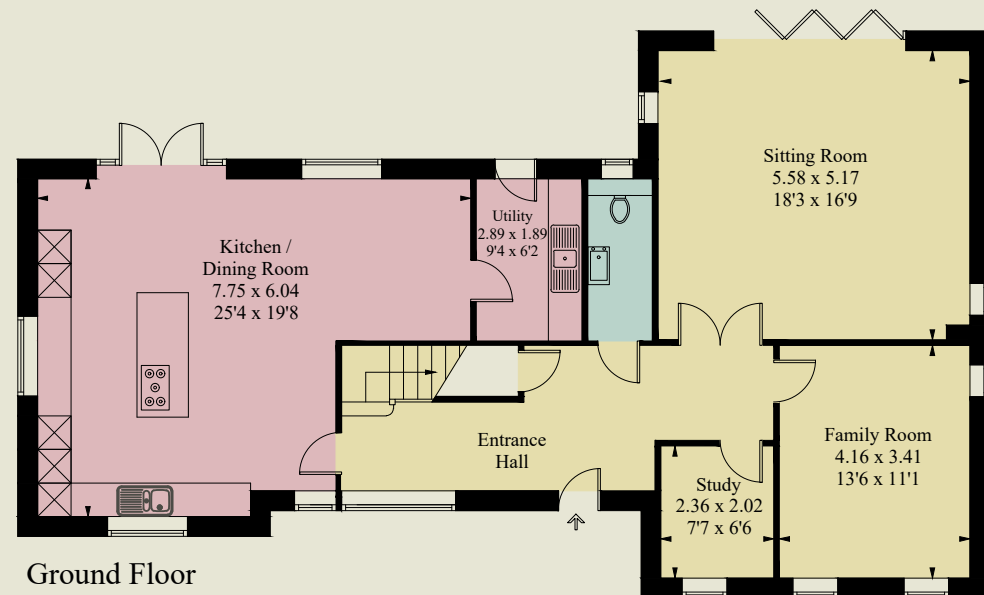
Total = 294 sq m / 3164 sq ft



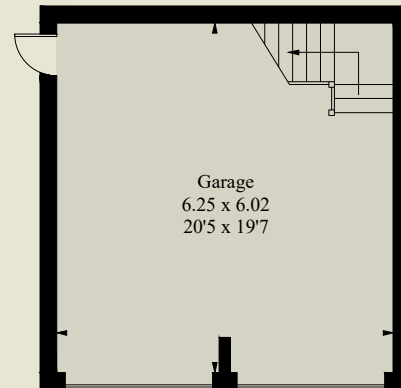
 = Reduced head height below 1.5 m



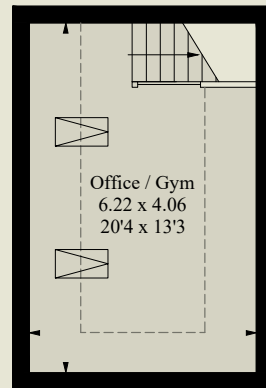
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 187

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



## GENERAL INFORMATION

**Services:** Mains electricity is connected. Private drainage. Central heating & hot water from energy efficient Air Source Heat Pump.

**Energy Performance Rating:** Pending

**Postcode:** OX10 9RY

**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-on-Thames turn left and proceed down the High Street. Continue across the River bridge into Streatley-on-Thames High Street where at the traffic lights at the top bear right on to the Wallingford Road. In a further ¼ of a mile bear left onto the A417 Wantage Road and continue along for a couple of miles, taking the first major turn right, into Westfield Road, signposted for Cholsey. In a further mile or so, approximately 500 meters before reaching Cholsey, turn left on to a farm lane, which takes you down to the property and a few other houses only. Before getting to the property on the farm lane, you will see 2 farm barns off on the right-hand side to use as a marker, and the property is just a couple of hundred meters past these farm barns.

## 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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