



# 20 FAIRFIELD

CHOLSEY ♦ OXFORDSHIRE

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Cholsey Station - 5 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)

Located in a convenient village setting, within close walking distance to the River Thames and amenities of Cholsey, including a mainline railway station with Paddington under the hour, and close driving distance to the market town of Wallingford.

A 3 bedroom semi detached house with garage adjoining and private rear garden backing onto the village allotments. The property offers well presented accommodation within a quiet cul de sac.

♦ Entrance Hall

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♦ Sitting Room

♦ Kitchen

♦ Dining Room

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♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom

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♦ Mature Front Garden

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♦ Driveway Parking for 2 Cars

♦ Garage with Utility/Store Room

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♦ Rear Garden



## 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.

## PROPERTY DESCRIPTION

20 Fairfield is quietly situated towards the end of the cul de sac. Entrance is into the hallway with stair access. The living room overlooks the front garden and leads through to the dining room with french doors taking you to the garden. The kitchen is fully fitted with views across the garden. Upstairs there are 3 bedrooms and family bathroom with bath and overhead shower. Benefitting from recent redecoration and recarpeting, the property offers scope for extending, subject to relevant planning permission.

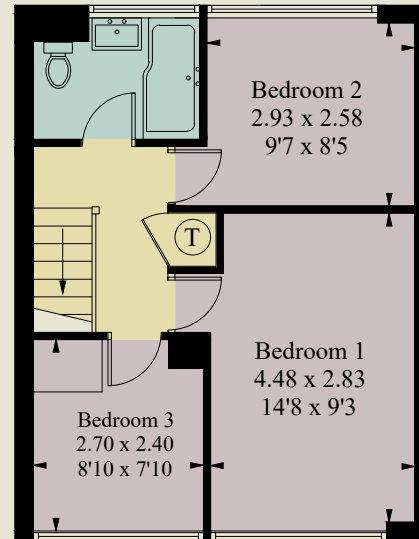
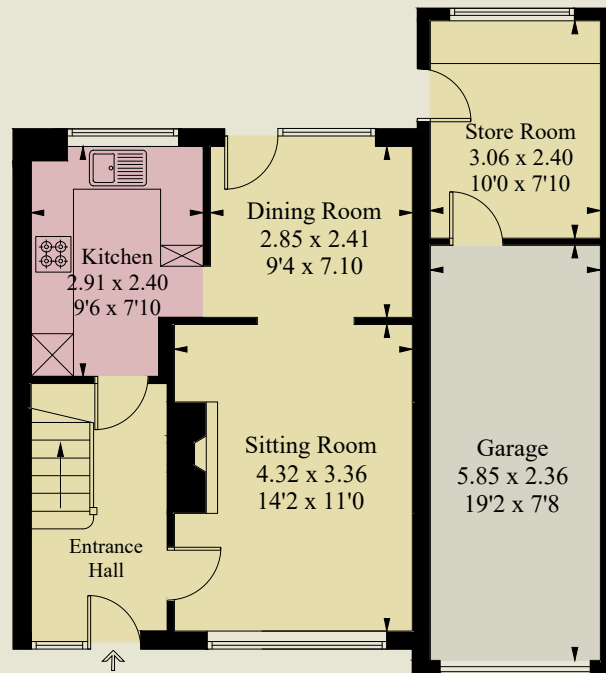
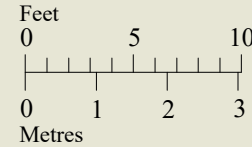
## OUTSIDE

To the front of the property a pathway leads up to the front door, flanked by lawn and mature trees. The driveway offers parking for 2 cars in front of the garage. The garage has a separate store/utility room, accessed from both the garage and rear garden. The garden is east facing and has a decked area, as well as shingled and grass garden. The garden itself backs onto the village allotment, so is a very peaceful environment.



20 Fairfield, Cholsey. Oxfordshire, OX10 9QA

Approximate Gross Internal Area (including Garage) = 99 sq m / 1065 sq ft



CREATESPACE DESIGN ref 450

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



## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler installed in 2023 located in the utility room.

**Energy Performance Rating:** D / 66

**Postcode:** OX10 9QA

**Local Authority:** West Berkshire District Council

Telephone: 01635 42400

## 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 and continue along for approximately 500 metres, then turning right at a junction in to Station Road. Take the next left into Sandy Lane and first right into Fairfield and Number 20 will be found towards the end of the cul de sac on the right.

## 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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