



Reading Road, Cholsey OX10 9HA



Reading Road, Cholsey

A truly magnificent country home with private grounds of 1.8 acres including river frontage and a private jetty. In addition, there is a timber framed annexe with double car port and self-contained accommodation above.

Accommodation in the main house comprises a stunning 30' drawing room, study/library, kitchen/breakfast room and dining/family room with double sided log stove and stunning views of the garden leading to the river. There is also a utility/boot room and shower room to the ground floor. On the first floor are four bedrooms and two bathrooms. There is a concealed gated entrance with sweeping gravel driveway leading up to the house. The gardens surround the property with extensive lawns, wildflower meadow, a vegetable garden and greenhouse and formal terracing with ornamental pond and water feature and a mature natural boundary.



Tenure - Freehold

The property has Biomass wood pellet heating, triple glazing throughout and solar panels on the south elevation.

Accommodation

Reception Hall: 22'0 x 14'11 (L-shaped) Wood floor, window to side with seat and storage under, storage cupboard, under-stair cupboard, two radiators, downlighters, stairs to landing.

Drawing Room: 20'0 x 30'3 Two large bay windows with triple French doors to garden and window to rear, feature fireplace with ornate carved wooden surround and two storage cupboards to match, three radiators.

Kitchen/Breakfast Room: 20'2 x 13'1 Double aspect with window and French doors to garden, double sided log stove, range of modern storage units with Silestone worktops and undermount stainless steel sink unit, Miele single oven, steam oven and induction hob with extractor above, integrated dishwasher, space for fridge/freezer, pantry cupboard, vaulted ceiling, downlighters, wood and tiled floor.

Dining/Family Room: 14'2 x 14'10 Window to front and French doors with view of garden, double sided log stove, fitted desk, wood floor, radiator.

Study /Library: 12'5 x 12'0 Window to front with seat and storage under, fireplace with marble surround and hearth and wooden mantel, illuminated fitted bookshelves, wood floor, radiator.





Utility/Boot Room: Window and door to garden, space for washing machine, cloaks space with fitted bench seat, exposed brick wall, downlighters, tiled floor.

Shower Room: Window to side, white three-piece suite including basin vanity, tiled floor, radiator.

Stairs to landing: downlighters, radiator.

Bedroom 1: 20'10 x 12'0 Two windows to side, double fitted wardrobes, fitted bookcases, two radiators.

Ensuite Shower Room: White three-piece suite, eaves storage, downlighters, radiator.

Bedroom 2: 13'9 x 10'1 Window to front, fitted wardrobe, two eaves cupboards, radiator.

Bedroom 3: 12'4 x 9'11 Window to front, vaulted ceiling with exposed timbers, radiator.

Bedroom 4: 13'1 x 9'7 Window to side with Velux, fitted wardrobes, radiator.

Bathroom: Window to front, white four-piece suite including basin vanity, tiling, radiator.

Annexe

Two timber framed open car ports with storage room and external stairs to first floor.

Kitchenette: Window to garden, range of storage units and worktop, stainless steel sink unit, electric radiator.

Shower Room: Window to garden, white three-piece suite, storage recess, tiling, radiator.

Studio: 17'9 x 13'7 Double aspect, vaulted ceiling with exposed timbers, eaves storage.

Outside

To the rear there is a large patio leading to a wildflower meadow, mature trees and shrubs, vegetable garden and green house, and an extensive lawn leading to the banks of the River Thames where there is a private wooden jetty. To the side of the house there are formal gardens with terracing, box hedging, pleached trees, and a brick walled ornamental water feature and pond.

The property is approached via wrought iron gates leading to a sweeping gravel driveway with parking flanked with lawns and mature natural boundary.



Directions

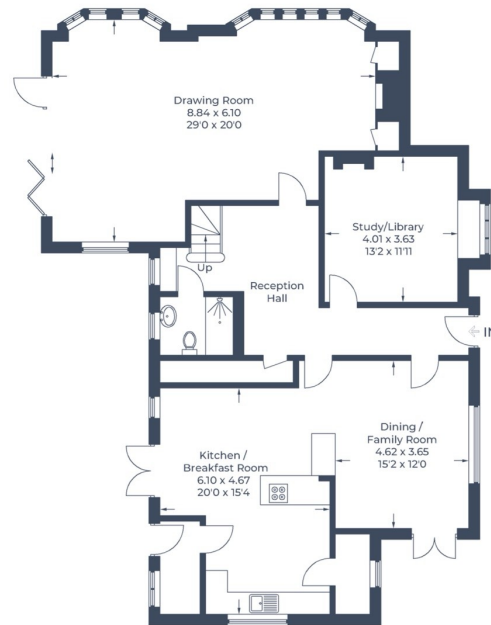
Turn left from our office into St Martin's Street, follow through Market Place into St Mary's Street and head south out of town on the Reading Road. Continue straight across the main roundabout staying on the Reading Road, the property is on the left after 1/2 a mile.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F		
1-20	G	11 G	

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



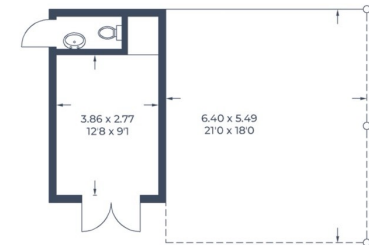
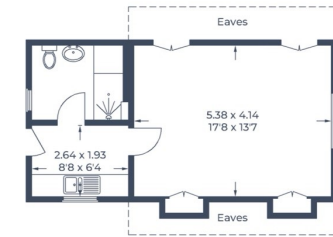
Approximate Gross Internal Area
 Ground Floor = 141.0 sq m / 1,518 sq ft
 First Floor = 78.7 sq m / 847 sq ft
 Outbuildings = 48.7 sq m / 524 sq ft
 Total = 268.4 sq m / 2,889 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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