



Ipsden Court, Cholsey OX10 9GD



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A beautifully presented three bedroom mews house in this luxury conversion of a Grade II listed, former Victorian hospital. It is set in beautifully maintained communal grounds and features its own 22' garden. Period detail includes 10' and 11' ceilings along with tall sash windows.

It comprises 3 bedrooms and 2 bathrooms on the first floor along with a superb 28'7 open plan living/dining room/kitchen on the ground floor that opens to the garden as well as hall, cloakroom.

The communal parkland runs down to the Thames. There are 2 allocated parking spaces, it is within walking distance of the train station.



Tenure - Leasehold

The property is double glazed with gas central heating to radiators and has an air recirculation system to help minimise running costs.

Entrance Hall: Stairs to landing, three double glazed sash windows to the front, wood style floor, radiator, large under stair storage cupboard with Titan Reese recirculation system.
Cloakroom: White 2-piece suite, radiator, wood style floor, radiator, tiling.

Kitchen/Breakfast/Living Room: 28'7 x 11'2
Living Area: Twin sash windows to the garden, panelling, two radiators, 11'4 ceiling.
Under-stair utility cupboard, plumbing washing machine and fitted shelving and storage space.

Kitchen Area: French doors with transom lights out to the garden, range of storage units with worktops and sink, induction hob, extractor hood, electric oven, dishwasher, fridge and freezer. Part panelled walls, radiator and island incorporating breakfast bar.



Turn stairs to 1st floor landing: high double glazed/window, further window overlooking the rear garden.

Bedroom 1: 11'7 x 11'2 Twin windows overlooking communal gardens. Partial panelling, double wardrobe.

Ensuite Shower Room: White 3-piece suite, tiling, chrome radiator, downlights.

Bedroom 2: 11'2 x 11'1. Twin sash windows overlooking the rear garden and communal gardens beyond. Panelled walls. 2 radiators.

Bedroom 3: 9'9 x 8'4 Window and radiator.

Bathroom: Fitted with a white three-piece suite, tiling, chrome radiator, window, downlights, large wall mirror.

Outside:

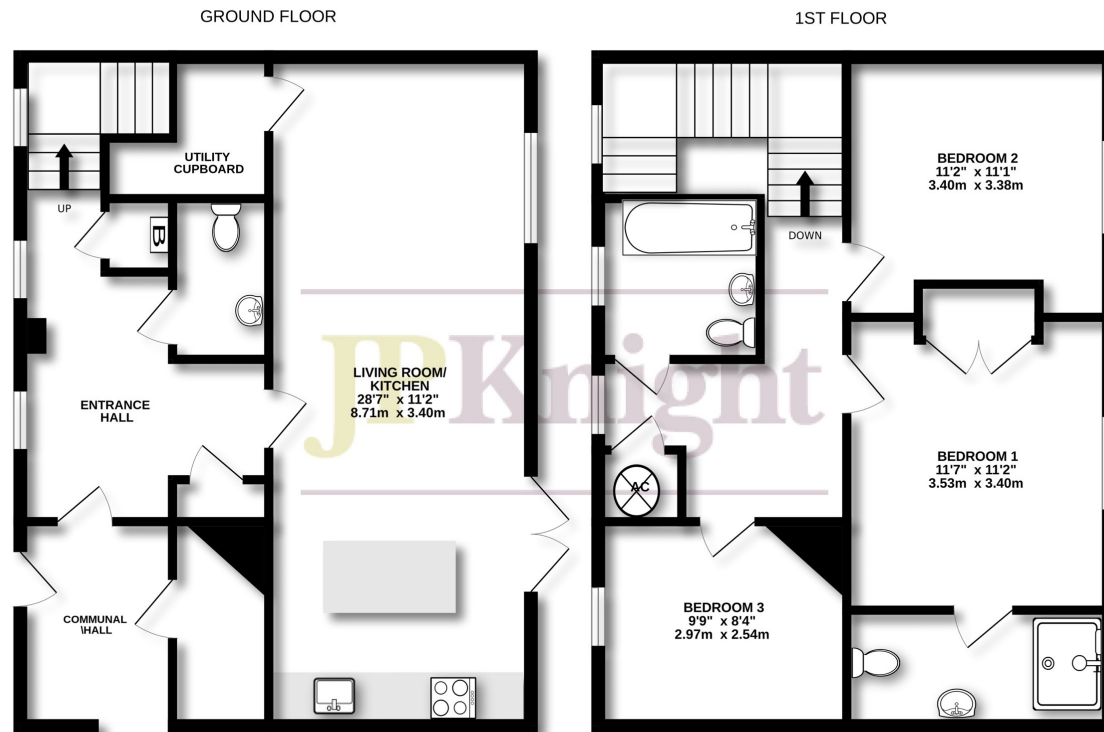
To the front, the property is approached by a communal paved courtyard, enclosed by a wrought iron rail and planted with mature shrubs.

Rear garden: Extending to 21' the garden is low maintenance, paved with established shrub borders and also enclosed by wrought iron railings and Red Robin hedging.

This popular development features delightful communal gardens, both allocated and visitor parking.

The beautiful parkland is criss-crossed with pathways down to the Thames and a cricket ground set just by the development.





TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: Turn left from our offices into St Martin's Street, into St Mary's street, it becomes the Reading Road: follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the new apartments, turn left into Rotherfield Road. At the end turn right and follow the road past the cricket field parking on the left and walk into the last gate on the right before the wall into the communal garden, a path leads to the property on the right

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.



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