



Basildon Court, Cholsey, OX10 9GR



## Basildon Court, Cholsey

A fantastic Grade II luxury apartment within a former Victorian hospital, located on the first floor. With 10' ceilings and sash windows there are stunning views across protected parkland and the Thames and Chilterns.

The property has three bedrooms, a spacious sitting room 18' x 16', 1 16' kitchen-breakfast room, 4 piece bathroom and ensuite shower room, a large separate store room.

The building is set within landscaped grounds and comes with 2 parking spaces. Located within walking distance of the train station and great links to London.



## Tenure - Leasehold

Accommodation:

The property is double glazed with gas central heating to radiators and has an air re-circulation system.

Stairs to Communal 1st floor, front door opens to:

Hallway: 15'5 x 4'6 Access to bedroom 2 and the bathroom, radiator, four stairs up to:

Inner Hall: 12'6 x 4'9 Utility cupboard (plumbing for washing machine and air circulation unit); airing cupboard.

Sitting Room: 18' x 16'1 Twin and triple sash windows, partially fitted with plantation shutters and with lovely views to the rear, wood floor, three radiators.





Kitchen/Breakfast Room: 16' x 10'6

A bright room with tall twin sash windows and fitted with a range of storage units and worktops: integrated induction hob, extractor hood, double electric oven, dishwasher and fridge/freezer. Down lighters, radiator.

Bedroom 1: 14'1 excl. wardrobe x 12'6

Twin sash windows with plantation shutters, fitted wardrobes, radiator: cupboard housing gas boiler.

En Suite Shower Room:

White 3-piece suite, part tiled walls, large wall mirror, down lighters, radiator.

Bedroom 2: 14'2 x 9'5

Twin sash windows with plantation shutters: radiator.

Bedroom 3: 14'4 x 8'6

Window with plantation shutters to the rear, radiator

Bathroom: White 3-piece suite including bath with shower above, tiling, sash window with plantation shutters, down lighters, radiator.

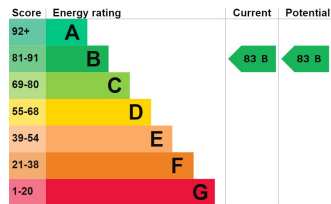
Outside:

Store Cupboard: 6'9 x 5'4 Located in Hermitage Court with a high 11.3 ceiling and shelving. Two parking spaces.

Communal Grounds: Attractively landscaped and surrounding the building, beyond there is a cricket ground and meadowland that leads down to the Thames.



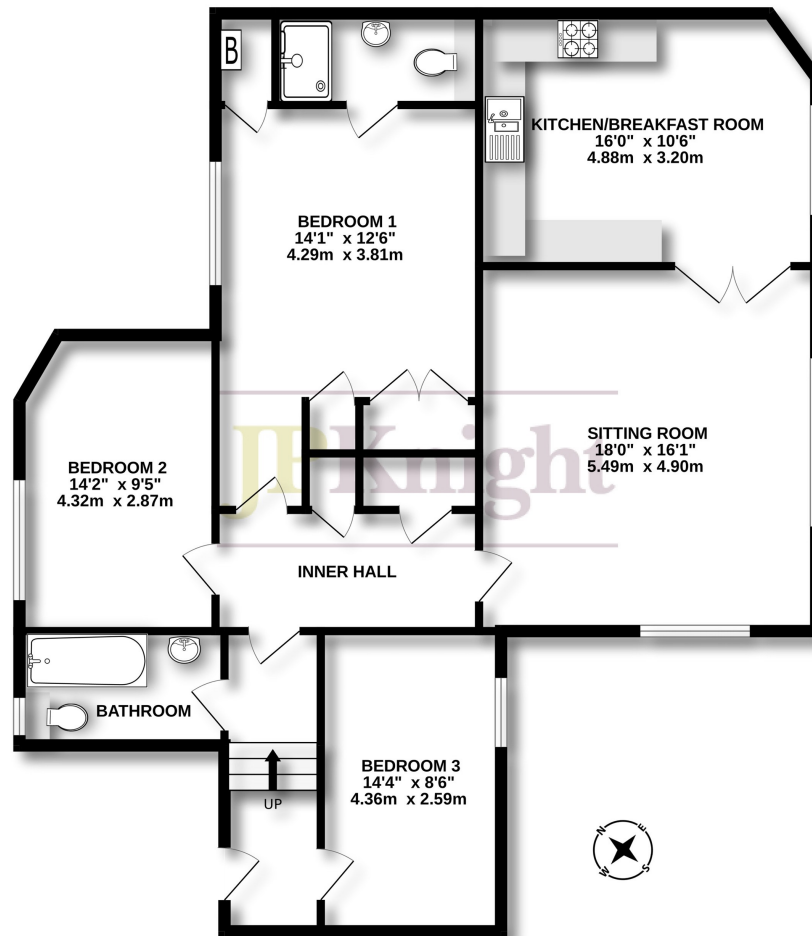
Directions: Turn left from our offices into St Martin's Street, follow this through the market place heading south through town and out onto the Reading Road. Follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then after the layby take next left into Cholsey Meadows. This leads into Rotherfield Road, follow this down and turn right just before the communal car park, proceed along the side of the cricket ground and park just beyond it, the pathway to the right of the Great Hall leads to the apartment.



**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.



## FIRST FLOOR



TOTAL FLOOR AREA: 1431sq.ft. (132.9 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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