

WE VALUE



YOUR HOME



Little Lane, Cholsey
Offers Over £600,000



Situated in the heart of the village, this well-presented four-bedroom semi-detached home combines character features with practical family living. With enclosed front and rear gardens, the property also benefits from a versatile studio/outbuilding measuring 4.94m x 2.45m, offering excellent potential for a home office or hobby space.

Inside, the property retains plenty of character, including attractive feature fireplaces. The ground floor is centred around an open-plan kitchen/dining/family room, where a skylight fills the space with natural light, creating a bright and welcoming hub for everyday life and entertaining. There is also a cosy lounge, a study, utility room and a cloakroom.

Upstairs, four well-proportioned bedrooms are served by a family bathroom, providing comfortable accommodation for families of all sizes.

Conveniently positioned with Tesco Express on the doorstep and Cholsey Train Station within a 10 minute walk, the property offers easy access to local amenities and transport links while enjoying a tucked-away setting within the village.

What the Owner Says...

"It is a very secluded spot despite being very close to the centre of the village. It is a unique house and location for Cholsey."





- WELL-PRESENTED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM WITH SKYLIGHT
- FOUR WELL-PROPORTIONED BEDROOMS
- LANDSCAPED & ENCLOSED, FRONT & REAR GARDENS
- COZY LOUNGE WITH FEATURE FIREPLACE
- UTILITY ROOM, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- STUDIO/OUTBUILDING (4.94m x 2.45m)
- UNIQUE CENTRAL CHOLSEY LOCATION
- CHOLSEY TRAIN STATION
- NO ALLOCATED PARKING



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-101 (A)			92 plus (A)		
81-91 (B)		84	81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)	65		55-68 (D)		
39-54 (E)			39-54 (E)		
21-38 (F)			21-38 (F)		
1-20 (G)			1-20 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk