



A substantial family home with a lovely outlook

The Boundary, 21 Newlands Way, Cholsey, Wallingford, Oxfordshire, OX10 9FF

Freehold



Entrance hall • sitting room • kitchen/dining room
cloakroom • living room • main bedroom with en suite
4 further bedrooms • 2 family bathrooms • garden
parking • garage • communal grounds

Directions

From Henley town centre turn right onto the A4130 towards Wallingford passing first through the picturesque villages of Nettlebed and past Huntercombe Golf Course at Nuffield. At the Crowmarsh roundabout turn left onto the A4074 signposted Reading. After half a mile turn right at the next roundabout onto the Nosworthy Way which crosses over the River Thames. At the next roundabout turn left, continue for approximately 1 mile. Turn left into Ferry lane, then left in to Newlands Way. Take the second right down Faringdon Court and follow the bend round to the left. Turn immediately right and The Boundary will be immediately in front of you.

Situation

Cholsey Meadows offers a unique opportunity to be part of a community. This beautiful development of Grade II listed Victorian buildings, lodges, houses and chapel has been sensitively transformed to create a desirable lifestyle for all generations. A landmark redevelopment in rural Oxfordshire, creating a vibrant new community in historic parkland with the advantage of exceptional local facilities and amenities on site.

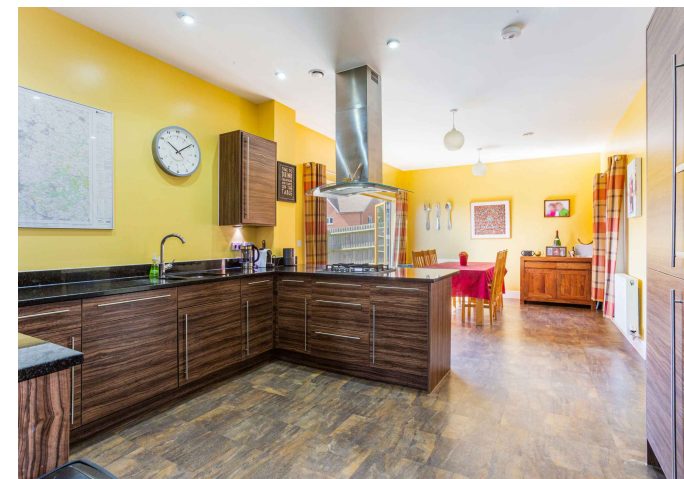
Travel is easy and effortless. Cholsey village station with regular fast services to London, Oxford and Reading is less than a mile.

Description

The Boundary is a delightful detached family home positioned in a prime position within the Cholsey Meadows development.

The property offers light and spacious accommodation with high ceilings throughout. The entrance hall gives access to the kitchen/dining room, sitting room, cloakroom and stairs to the first floor. The kitchen/dining room has a range of units along with a selection of integrated appliances. There are bi-folding doors opening to the garden as well as an internal door through to the sitting room. The sitting room benefits from having a triple aspect.

From the first floor landing, there are doors to the main bedroom with en suite, bedroom 5/study, family bathroom and living room. The main bedroom has fitted wardrobes, shower en suite and a Juliet balcony. The living room has a balcony accessed through sliding doors with views over the cricket pitch.





Stairs rise again to the second floor where there are the three remaining bedrooms and further family bathroom.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

All mains services are connected. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

Local authority

South Oxfordshire District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

There are a number of built in cupboards providing further storage.

Outside

To the front of the property is a lawned area with dwarf hedging and bedding areas. As you look at the property, its allocated parking space is to the right.

The rear garden is fully enclosed with a side gate and is mainly laid the lawn with a patio area.

The current owners have designed one section with raised bedding areas which could also be used as vegetable patches. The kitchen/dining room and sitting room enjoy views over this.

The communal grounds include allotments, cricket green and pavilion. The grounds lead down to a nature reserve and the River Thames.

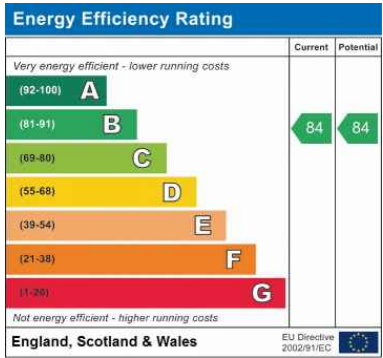


Approximate Area = 205.9 sq m / 2216 sq ft
Garage = 19.0 sq m / 204 sq ft
Total = 224.9 sq m / 2420 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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