

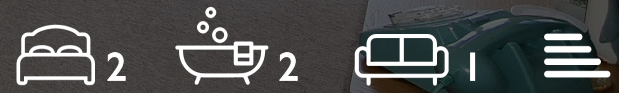
WE VALUE



YOUR HOME



Hermitage Court, Cholsey
Asking Price £325,000



Set within over 100 acres of managed grounds, this beautifully converted, two-bedroom apartment makes up part of the main Victorian building and retains many of its architectural features including high ceilings and sash windows providing a lovely feeling of light and space. Featuring two double bedrooms with an en-suite to the main, a spacious open-plan style kitchen/breakfast room and lounge/diner which capture the all day sun thanks to the east and west facing windows, purpose built-storage, a family bathroom and allocated parking. The tranquil setting of Cholsey Meadows with its stunning grounds, nature reserve and River Thames just a short stroll away is perfect for those looking for a semi-rural lifestyle. With plenty of amenities within easy reach including the pavillion, allotments, play park and the Oxshed Cafe as well as the village train station, this property is perfect for first time buyers or downsizers looking for a practical home in a picturesque location.





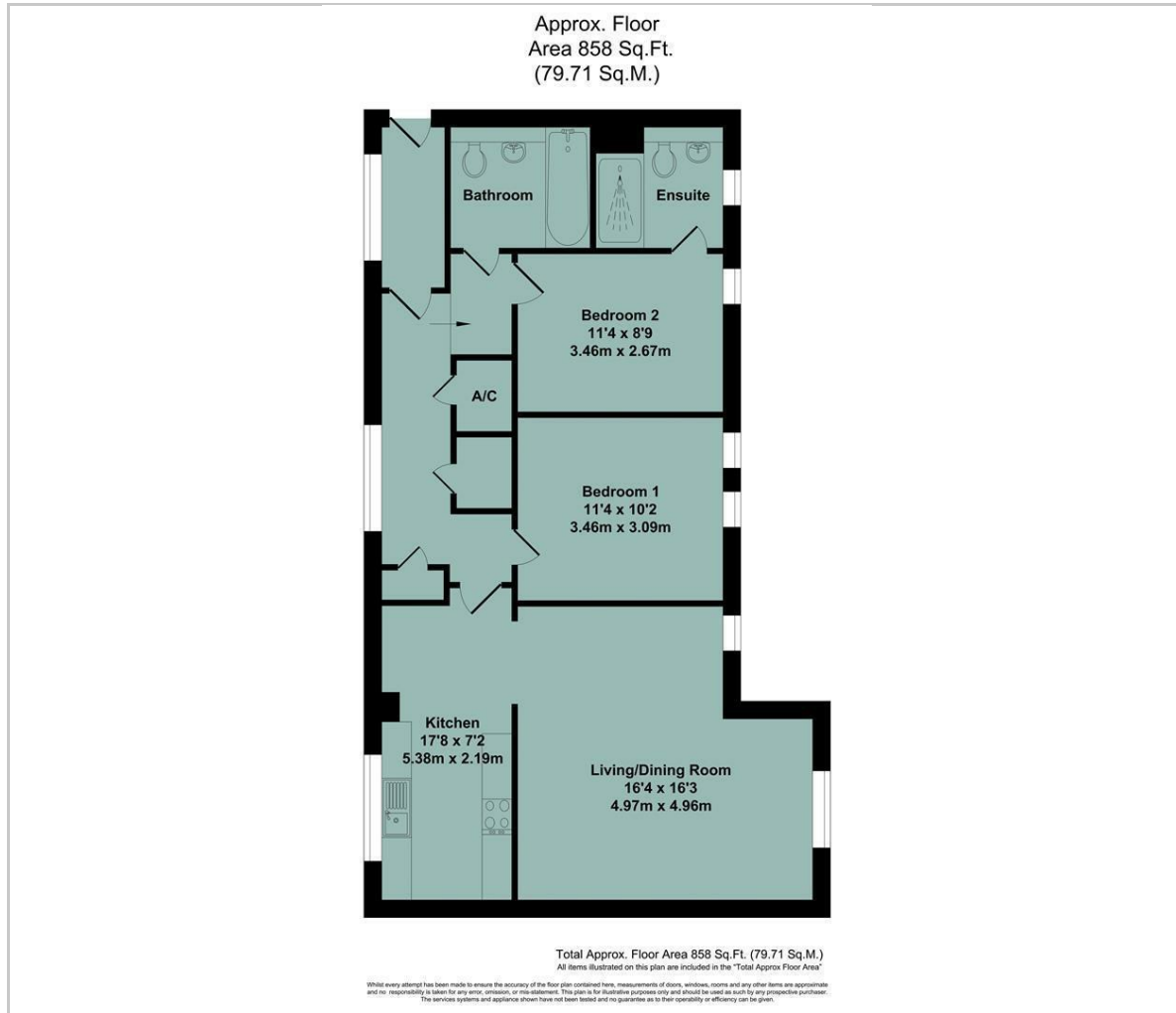
- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- OPEN PLAN STYLE LOUNGE/DINER & KITCHEN/BREAKFAST ROOM
- EN-SUITE TO THE MAIN BEDROOM
- HIGH CEILINGS & SASH WINDOWS PROVIDING PLENTY OF NATURAL LIGHT
- ALLOCATED PARKING & AMPLE VISITOR PARKING
- PART OF A GRADE II LISTED VICTORIAN CONVERSION
- TWO DOUBLE BEDROOMS
- CLOSE TO AMENITIES, NATURE RESERVE & THE THAMES PATH
- SET WITHIN THE 100 ACRES OF MANAGED GROUNDS
- LONG LEASE LENGTH OF APPROX. 992 YEARS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
192 plus+ A			192 plus+ A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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