





# 8 Ipsden Court


Cholsey


# An attractive three-bedroom apartment with stylish accommodation, set within a fine historic building


A beautifully appointed split-level apartment set in a Grade II Listed former hospital building in the popular village of Cholsey. The apartment features high ceilings, tall sash windows and a wealth of attractive original details, while outside there are splendid communal landscaped grounds, all within easy access of the local village amenities.


**1 RECEPTION ROOM**


**3 BEDROOMS**


**2 BATHROOMS**


**ALLOCATED PARKING**

**PRIVATE TERRACE**

**LEASEHOLD**

**VILLAGE**

**1230 SQ FT**

**GUIDE PRICE £425,000**

## The property

This well-presented, sympathetically converted apartment, is set within a grand, historic hospital building dating from the late 19th century. With plenty of natural light throughout, the property offers various elegant original details alongside understated, neutral décor and high-quality fittings.

The accommodation is arranged across two levels, with the ground floor featuring a welcoming reception hall and a 28ft open-plan sitting room and kitchen with tall sash windows and French doors opening onto the garden. The kitchen itself has modern fitted units to base and wall level, a central island with a breakfast bar and integrated appliances, while there is also a useful utility room for further home storage and appliances.

Upstairs there are three double bedrooms, including the principal bedroom with its built-in storage and en suite shower room. The first floor also has a family bathroom.

## Outside

There are communal gardens and grounds surrounding the hospital building, helping to create a peaceful, relaxing environment, while the apartment itself, accessed via a communal hallway, has access to a private garden. This is southeast-facing and welcomes plenty of sunlight, making it the ideal spot for al fresco dining with its colourful border beds and well-maintained hedgerows.



## Location

The South Oxfordshire village of Cholsey lies two miles south of Wallingford, surrounded by the beautiful countryside of the Chiltern Hills Area of Outstanding Natural Beauty. The village has several local amenities, including a small supermarket and a family butcher, a village pub, a primary school and the independent Treehouse School. Wallingford has a full range of daily amenities and services including a large Waitrose, hospital, doctors and dentists, individual and high street shops and several good restaurants. Cholsey's mainline station offers services to London Paddington via Reading, while by road, the M4 and M40 are both within easy reach. The local area is renowned for its open countryside, which is excellent walking and riding country.

## Distances

- Wallingford 2.4 miles
- Didcot 5.3 miles
- Pangbourne 7.2 miles
- Reading 13.5 miles
- Oxford 16 miles

## Nearby Stations

- Cholsey
- Didcot Parkway
- Goring & Streatley
- Pangbourne

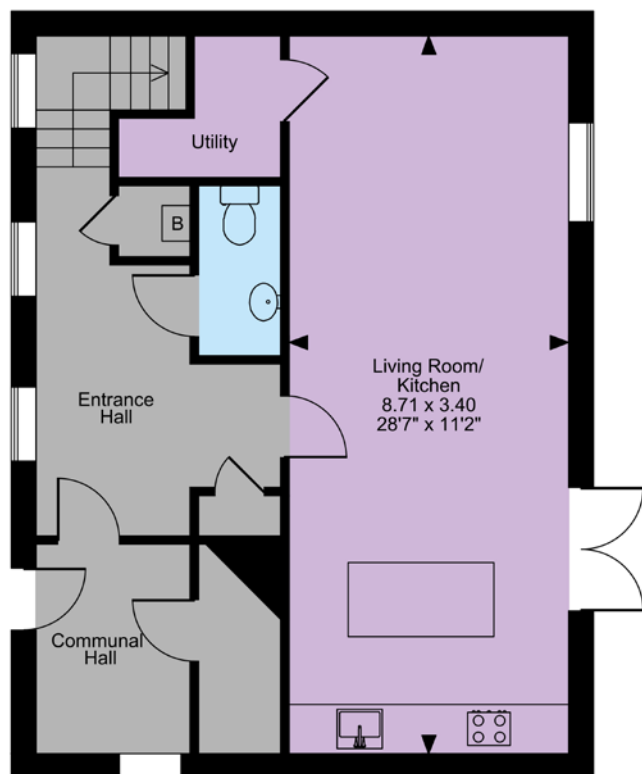
## Key Locations

- Reading (Moor Copse Nature Reserve)
- Thatcham (Living rainforest)
- Aldworth (Award winning market)
- Wallingford (Wallingford museum)
- Chilterns National Landscape
- Oxford (historic university city)

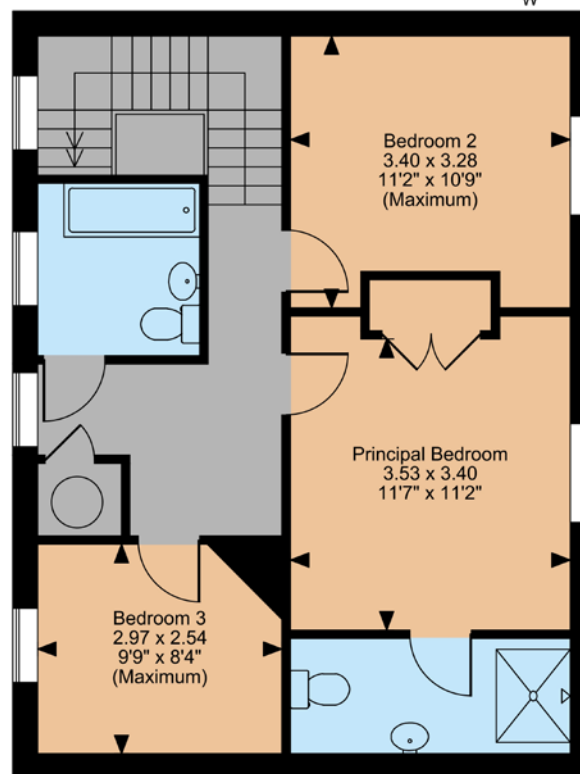
## Nearby Schools

- The Treehouse School
- Cholsey Primary School
- Moulsoford Preparatory School
- Cranford School
- South Stoke Primary School
- St John's Primary School
- Crowmarsh Gifford Church of England School
- Fir Tree Junior School
- St Nicholas' Church of England Infants' School



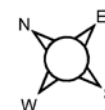


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Total internal area 1,230 sq ft (115 sq m)

For identification purposes only.

## Directions

OX10 9GD

///juices.acrobats.requires – brings you to parking space

## General

Local Authority: South Oxfordshire District Council

Services: Mains electricity, gas and water. Private drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

Tenure: Leasehold

Share of freehold 988 years 9 months

Service charge: £4324 pa

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

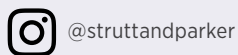
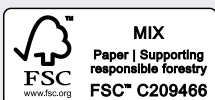
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## Pangbourne

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