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Martin & Pole

Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

## 1 West End Cholsey



**Attractive semi-detached cottage in sought after village location**

**The adjoining property has been extended (as can be seen from the photograph).** The planning permission provided for 3 bedrooms and bathroom on the first floor with entrance hall 2/3 reception rooms, kitchen, utility room and cloakroom on the ground floor. More recently planning permission has been granted for a conservatory. A similar extension for this property may be suitable subject to planning permission and building regulation approval.

The existing accommodation includes 2 Bedrooms, Sitting Room, Kitchen, Bathroom  
Triangular shaped gardens with outhouse and sheds – about 0.14 acres  
NB the side garden adjoins a railway line

**FOR SALE BY PUBLIC AUCTION (unless previously sold)**  
on Thursday 06 April 2017 at 2:30 pm at  
Sonning Golf Club Duffield Road Sonning Reading RG4 6GJ

The Solicitors: Mercers Solicitors 50 New Street Henley on Thames RG9 2BX  
Tel 01491 572138

**PUBLIC AUCTION**

**Price Guide £275,000\***

# 1 West End Cholsey OX10 9LW

**DESCRIPTION/LOCATION:** An instantly appealing and most charming semi-detached cottage on the edge of the village of Cholsey. The property has been occupied by statutory tenants for at least 50 years and is now suitable at the very least for modernisation and improvement, but also lends itself to a 2-storey extension – perhaps similar to the adjoining property.

The gardens are a delightful feature and although adjoining the railway line would certainly support a significantly larger property. Cholsey is a most desirable village about 3 miles to the south/south-west of Wallingford and close to a good road network including the A4074 which runs between Reading and Oxford. Just to the west is the A34 giving access to the M4 (J13) to the south, and to the north the M40 (J9). There are alternative and nearer access points to the M40 motorway including J6 on the outskirts of Watlington.

**ACCOMMODATION:** The accommodation briefly comprises (all dimensions are approximate):

On the First Floor:

**Bedroom 1:** Fireplace

**Bedroom 2:** Fireplace

**Landing**

On the Ground Floor:

**Entrance Hall**

**Sitting Room:** Fireplace

**Kitchen:** Sink unit, solid fuel Rayburn, cupboard containing hot water cylinder, walk-in larder

**Bathroom:** White suite of bath, wash basin and WC.

Outside: There is a gateway providing access to a drive for off-road parking. This could be extended to accommodate several cars owing to the commanding frontage.

The gardens are an attractive feature and include a semi-detached brick built outhouse and a range of timber sheds. The gardens extend to about 0.14 acres.

**SERVICES:** Mains electricity, drainage and water are available.

**EER: G 12**

**TENURE:** Freehold with vacant possession upon completion of the purchase.

**LOCAL AUTHORITY:** South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SV. Tel 01235 422422. Email [info@southoxon.gov.uk](mailto:info@southoxon.gov.uk).

**DIRECTIONS:** From the centre of the village of Cholsey proceed along Station Road. Shortly before reaching the station turn right into West End where No 1 will be found on the left shortly after the bridge under the railway.

**VIEWING:** We shall be pleased to show prospective purchasers around the property on the following occasions:

**Tue 14 Mar 4.30pm / Tues 21 Mar 4.30 pm / Thurs 30 Mar 4.30pm / Tues 4 Apr 4.30pm**

*NB We shall arrive at the times given above and leave 30 minutes later for another appointment.*

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

## IMPORTANT NOTICES

### Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

### Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer.

### Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

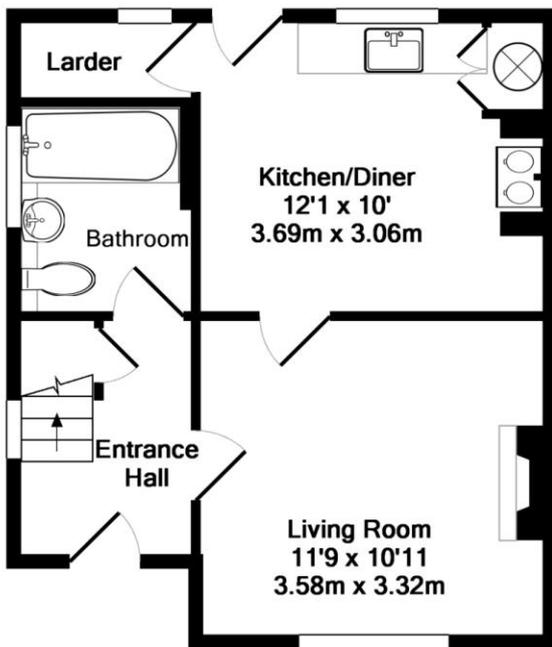
### Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

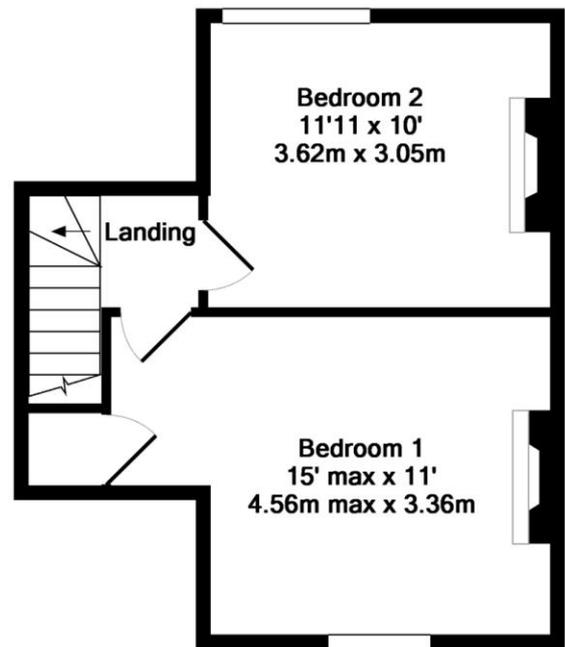
The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has

Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

been made by the Seller or the said Agents in relation to or in connection with the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)  
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### MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2017

Buyer: .....

Address: .....

Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** .....

**Seller** .....

DCA Fo36558 Apr2017

