

PROPERTY AGENTS

JPKnight



Brook Street, Benson OX10 6LQ



Brook Street, Benson

A magnificent Grade II listed cottage that has been beautifully and sympathetically restored to create a delightful village centre home. It features a charming established garden to the front and with a wealth of shrubs and fruit trees, a private rear courtyard with the brook flowing under it and a large garage with driveway parking.

The accommodation includes 26' living room with stone inglenook fireplace and log stove, 3 double bedrooms, 2 bathrooms and a stylish kitchen: the versatile configuration also gives the option of creating a separate annex.

All the extensive amenities of the village are within a few minutes walk.



Tenure - Freehold

Front door to:

Living/Dining Room: 26'5 x 12'4 Flagstone floor, two windows flank the front door out to the garden, timber pillar and beam. To one end is a stone inglenook fireplace with timber bressummer, the other has a 'Clearview' log stove set in a recess. Feature internal stain glass leaded light window, two ribbed radiators.

Kitchen: 19'6 x 8'5 (variable) Window and a door open to the rear terrace, range of storage units with wood worktops and Belfast sink. Smeg range cooker, flagstone floor, ribbed radiators. The far end has a step up to the oak staircase and a door to the Annex.

Larder: 5'8 x 3'6 Shelved with light and cold shelf, window.

Stairs to Landing: Wood balustrade, window, storage chest.

Bedroom 1: 13'4 incl. fireplace x 12'4 Front aspect, wood floor, ribbed radiator. Vaulted 12 ceiling, large chimney breast with decorative fireplace & stone hearth, hanging space.





Bedroom 2: 12'8 x 8'7 Front aspect, wood floor, ribbed radiator. Vaulted 12' ceiling, feature exposed lath & plaster. Walk-in Wardrobe: 12'7 x 3'10 Hanging rails.

Bathroom: 10'2 x 8' Designed as a large wet room with central copper showerhead and floor drain, tiled floor. Small bath, hand basin and low-level WC. Window and Velux window, copper radiator, electric under floor heating.

Annex
Secondary Front Door to:
Living Room/Kitchenette: 17'11 x 12'4 (var.) Painted brick fireplace with cast iron inset, flagstone floor, windows front and rear.
Kitchen: Features sink, worktop, appliance spaces. Ribbed radiator.

Shower Room: Fitted with white 3-piece suite, tiling, wood style floor, radiator and window.

Staircase:

Bedroom 3: 12'6 x 11'8 Window to the front and ribbed radiator.

Outside

Garden:
A lovely feature the garden extends to approximately 54 feet in width it is a great socialising space. Set to gravel with with raised borders stocked with an impressive array of shrubs and plants, trained fruit trees and picket fencing. Well with a brick edge and steel cover.

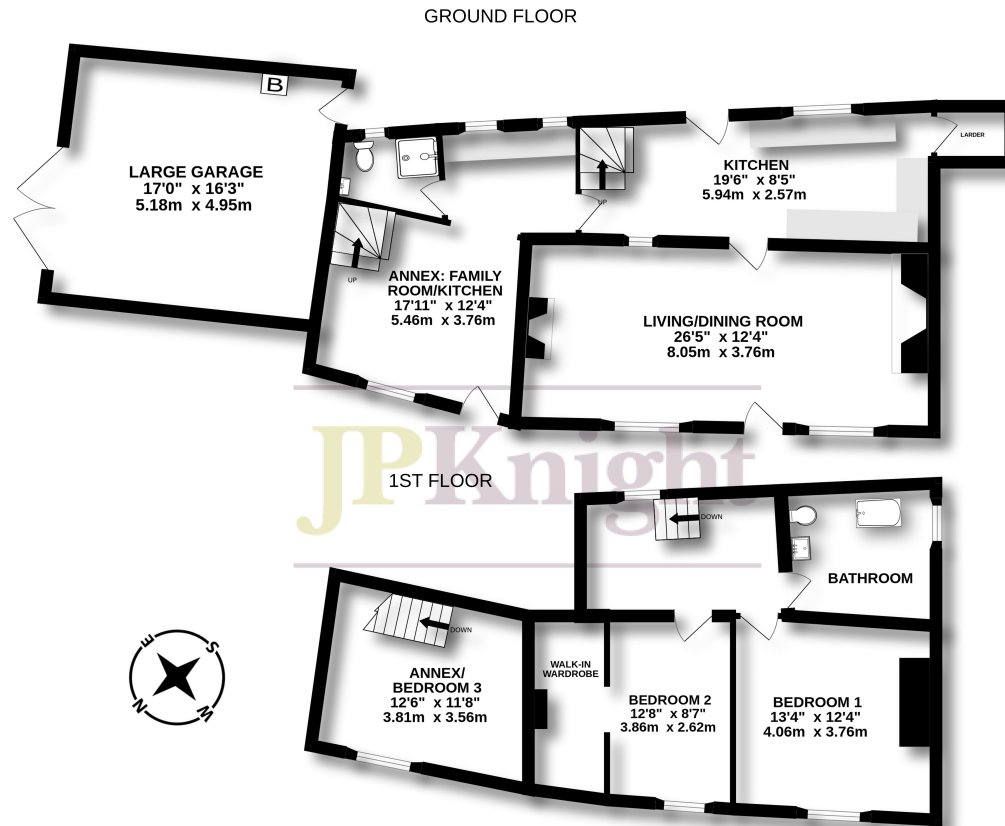
Driveway to:
Large Garage: 17' x 16'3 Twin doors open to the drive, light and power, two loft areas, Atmos gas boiler. Door out to the rear courtyard.

Rear Courtyard: A very private space with decking laid over the Brook with a cast iron viewing grate. There is a stone wall to the rear timber shed set to one side.



Directions:

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Benson on Church Road, turn right at the T-junction onto the B4009, follow the road to the right, it becomes the High Street and then Brook Street. The property is on the right just after Crown Square.



TOTAL FLOOR AREA : 1698 sq.ft. (157.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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