

PROPERTY AGENTS

JPKnight



Old London Road, Benson OX10 6RR



Old London Road, Benson

In the centre of this sought after village and just moments from all its amenities a great opportunity to acquire this family home on the market for the first time in over 50 years. It requires modernisation but has a delightful plot bordered on 2 sides by the brook and enjoys a high level of seclusion. It comprises 3 bedrooms and a shower room to the first floor, downstairs it has a living/dining room, conservatory, kitchen, cloakroom and side passage to a workshop.

There is a gated drive, garage and private garden mainly to the side with an established side bank of trees and shrubs.

Tenure - Freehold

Entrance Porch: Side window, transom light, cupboard, glazed door to:
Inner Hall: Radiator, stairs to landing under-stair cupboard below, door to garage.
Cloakroom: White, two-piece suite and radiator. Door to side passage.

Living/Dining Room: 17'11 x 17'1 Herringbone woodblock floor, tiled fireplace, two radiators and a serving hatch. Double aspect with windows to rear and side, sliding patio doors to:

Conservatory: 11'1 x 9'7 Double glazed with a tiled floor and French doors to the garden. Tumble drier.

Kitchen: 11'5 x 8' Double aspect with windows, front and side, range of storage units with worktops and stainless steel sink. Electric cooker, fridge, freezer and washing machine, tiled floor gas boiler.





Stairs to Galleried Landing: Porthole window with stained glass to the side, loft access and an airing cupboard.

Bedroom 1: 17'2 x 11' Double aspect with windows to rear and side, radiator, wardrobe and vanity unit.

Bedroom 2: 11'5 x 9'4 Double aspect with windows to front and side, wardrobe, radiator.

Bedroom 3: 11'5 x 7'7 Front aspect, radiator, shelved cupboard.

Shower Room: Fitted with a white, three-piece suite including a large walk-in shower cubicle, part tiled walls, radiator and window.

Outside

Garage: 15'7 x 8'2 Up/over door, door to the hallway.

Side Passage: 13'11 x 4'2 Doors to the front drive and the workshop.

Workshop: 14'1 x 7'9 Window to the rear.

To the front: Twin gates lead onto a cobble effect drive which extends across the front of the house, walkway to the side passage.

Rear Garden: A lovely feature, offering an excellent degree of privacy, it has an established lawn with a side pathway to the conservatory, side borders. The lawn has an array of established fir trees along one side and shrubs to the front boundary. There is a further small area of land to the rear of the house. They are enclosed by timber fencing and open onto the driveway.



Directions

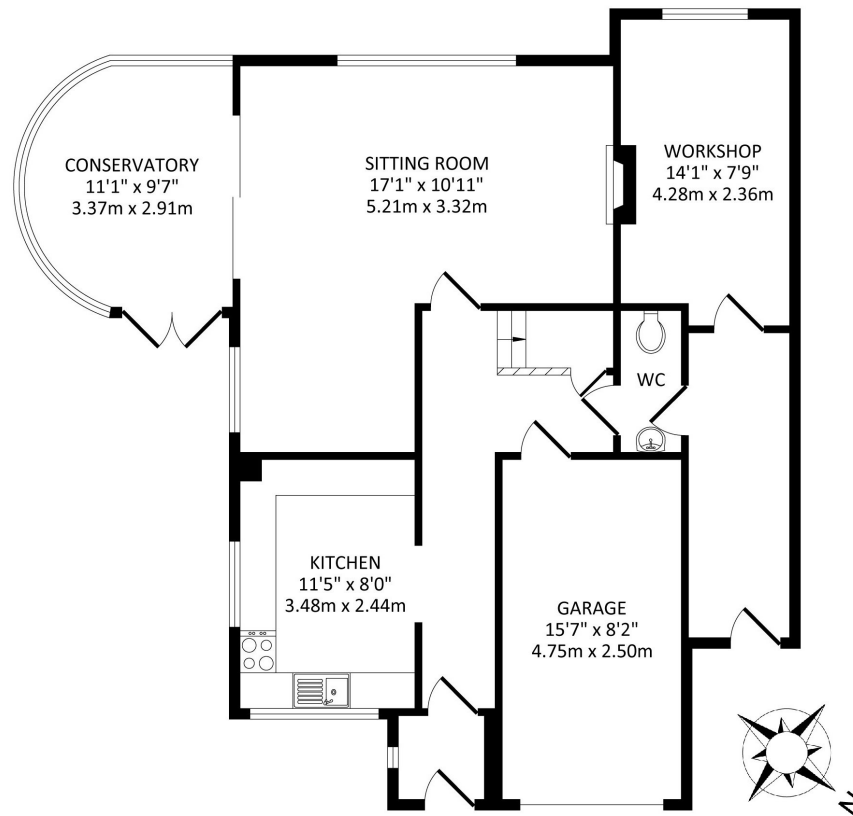
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road and then turn immediately right into St Helen's Avenue. At the end follow the road around the left hand corner into Old London Road and the property is towards the end on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

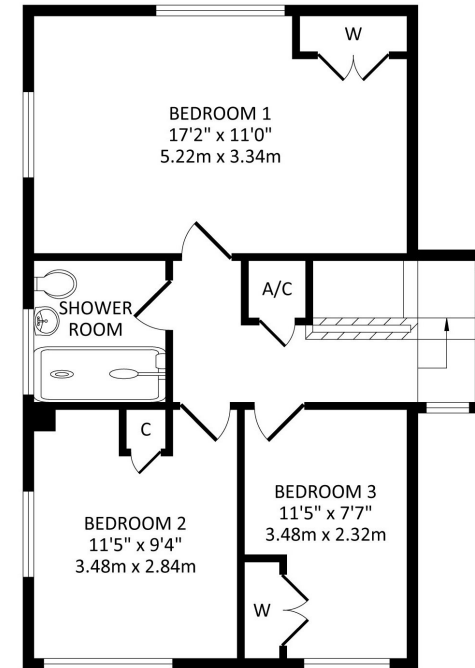
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1165 sq.ft. (108.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.