

PROPERTY AGENTS

JPKnight



Brook Street, Benson OX10 6LH



Brook Street, Benson

A charming three bedroom cottage boasting a wealth of period features, believed to date back to the early 19th Century with later additions. Ideally located just minutes' walk to the shops and amenities of this popular village. The accommodation includes a cosy sitting room with fireplace and log burning stove, attractive 14' kitchen/breakfast room, first floor bathroom and three bedrooms over two floors. Outside there is a pretty courtyard and path leading to secluded a 60' square garden.

Tenure - Freehold

The property has gas central heating to radiators throughout.

Accommodation

Entrance Porch: Window to side.

Living Room: 13'8 (into bay) x 13'5 Bay window to front, brick fireplace with exposed chimney breast and log burning stove, exposed wall timbers and beam, wood floor, radiator with cover.

Kitchen/Breakfast Room: 14'4 x 11'2 Shaker style range of storage units with wooden worktop, Belfast sink, space for range cooker with extractor hood above. Quarry tiled floor, double glazed window and door to rear lobby, radiator, downlighters and stairs to landing.

Rear Lobby: Stable door to the rear and window to courtyard, space for fridge/freezer.





Stairs to landing: Wall timbers, wood floor, door to staircase leading to 2nd floor.

Bedroom 1: 11'7 x 10' (excl. wardrobes) Sash window to front with secondary glazing, wall to wall range of wardrobes, wall timbers, radiator.
 Bedroom 3: 8'7 x 5'5 Rear aspect with secondary glazing, radiator.

Bathroom: Fitted with a white four-piece suite including a claw foot bath and basin vanity unit, radiator, double glazed window, panelling, downlighters.

Space saving Staircase to:

Bedroom 2: 11'6 x 10 (taken at floor level) Scaled ceilings, window to the rear, radiator, down lighters and wall mounted gas boiler.

Outside

The front garden is cottage style with a path to the front door bordered by shrubs and plants.

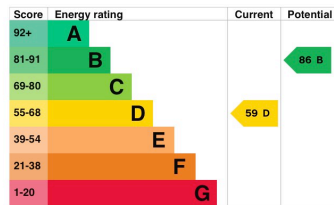
Courtyard Terrace: Paved with painted brick walling, shared side access to the front, and pathway leading to:

Rear Garden: 60' x 60' Predominantly set to lawn with both island and border beds of mature shrubs and plants, in the corner there is a paved terrace with summer house. Enclosed by timber fencing, a path leads to a storage shed, chicken coop, greenhouse and timber store.

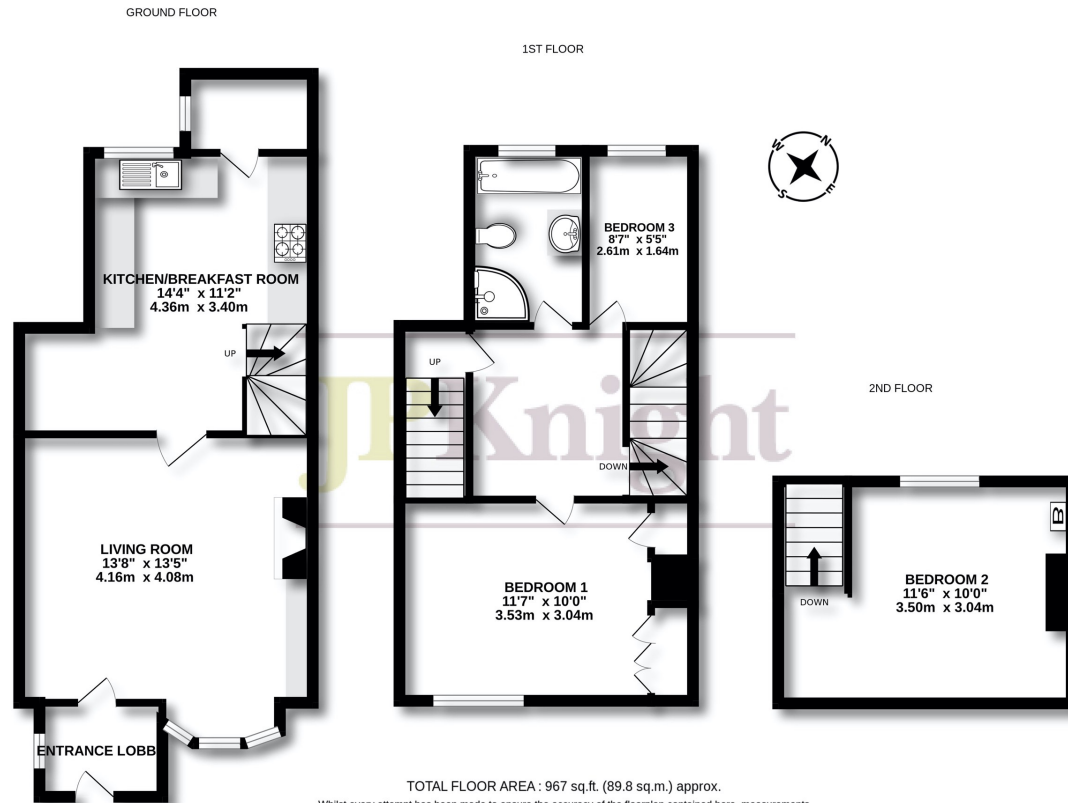


Directions

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 Church Road, turn right at the T-junction onto the B4009, this road becomes the High Street then Brook Street. The property is on the left.



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.



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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