

PROPERTY AGENTS

**JP**Knight



Littleworth Road, Benson OX10 6LY



## Littleworth Road, Benson

A beautifully refurbished Victorian cottage set in this established road close to the village centre and featuring a private garden, driveway and detached garage with a guest suite to the rear. The house comprises 3 first floor bedrooms, 22' living room/study, a 20'10 kitchen/breakfast room as well as a luxury 4 piece bathroom and family room/bedroom 4.

### Accommodation

The property has gas central heating to radiators and is double glazing throughout.

## Tenure - Freehold

Entrance Hall: Windows either side, radiator.

Family Room/Bedroom 4: 10'5 x 10'4

Windows to front and side, cast iron fireplace, cupboards and shelves flank the chimneybreast, radiator.

Living Room/Study: 20'9 x 21'11 (L shaped)

Window to front and two to the side, two radiators, fireplace with white surround and slate hearth, log stove, stairs to landing and cupboard under.

Kitchen/ Breakfast Room: 20'10 x 13'6

Two windows to the garden, range of storage units, wood worktops, white sink unit, Bosch appliances comprising electric ceramic hob, extractor hood, electric oven, fridge, freezer and dishwasher. Tiled floor, two radiators, vaulted 13' pine ceiling and beams, brick pillar.

Rear Lobby: Tiled floor, door to rear terrace.





Utility/WC:

Window, appliance spaces, low level wc and hand wash basin, radiator, cupboard, gas boiler, tiled floor.

Bathroom: 10'3 x 8'4

White 4-piece suite including a bath and separate shower cubicle, tiled floor and part tiled walls, 2 radiators, window.

Stairs to Landing: Loft access.

Bedroom 1: 10'6 x 10'5

Windows to front and side, wardrobes, radiator.

Bedroom 2: 11'8 x 9'2

Window to rear, radiator.

Bedroom 3: 8'1 x 7'10 (excluding recess)

Window to side, radiator.

Outside

Annexe Bedroom: 11'2 x 11'4 (L shaped)

At the rear of the garage: wood style floor, window and door to garden.

En Suite Shower Room: White 3-piece suite, tiled walls and heated floor, chrome radiator.

Gravel drive and wall to front border.

Garage: 20'5 x 11'3

Up/over door: window and light and power.

Gardens: A lovely feature, the gardens extend mainly to the side of the house. They are laid to lawn with a wealth of mature shrubs and plants and an established contorted willow. There is a timber fence across the rear and a path at the side of the house to a rear terrace with a brick built barbeque.



### Directions

Turn right from our offices, right at the traffic lights into the High Street and proceed across Wallingford bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane, at the end turn left onto the A4074. Follow this to the main roundabout and take the 2nd exit onto Oxford Road B4009, then left at the roundabout into Littleworth Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

