



Lower End, Benson Road, Ewelme OX10 6HB



Lower End Benson Lane Ewelme

In a delightful semi-rural location this fabulous family home offers excellent accommodation and lovely, private grounds that extend to a fifth of an acre. It comprises 4 bedrooms & a 4-piece bathroom along with 2 reception rooms, cloakroom and kitchen-breakfast room: outside extensive driveway parking, a large garage/workshop with a room above and studio in the garden.

There is planning permission for a 2 storey side and single storey rear extension.

Accommodation

The property has oil fired central heating to radiators and is double glazed throughout.

Tenure - Freehold

Entrance Hall: Window to the side, tiled floor, cloaks cupboard.

Lounge: 19'3 x 9'9

A lovely room with a triple aspect including sliding patio doors to side, wood floor, dado rail, radiator.

Dining Room: 13'9 x 11'3

Painted beamed ceiling, 2 windows to front, large brick fireplace with wood beam and tiled hearth with a multi fuel stove, cupboard, wood floor, radiator.

Inner Hall: Wood floor, stairs to landing, radiator.

Cloakroom: White 2-piece suite, tiled floor, down lighters, chrome radiator, large cupboard.

Kitchen Breakfast Room: 14' x 9'6

A bright south facing room, double aspect with a door to the garden, range of storage units, wood worktops and breakfast bar, white sink unit, chrome radiator. Rangemaster cooker, extractor hood, fridge, freezer and space for dishwasher, washing machine and tumble drier, terracotta tile floor, down lighters, breakfast bar.





Stairs to Landing: Loft access, radiator, linen cupboard.

Bedroom 1: 13'5 x 10 Two windows to front, radiator.

Bedroom 2: 14' x 9'6 Two windows to rear, radiator.

Bedroom 3: 10'5 x 10'1 Windows to front and side, radiator.

Bedroom 4: 10'3 x 8'6 Two windows to rear and side, radiator.

Bathroom: 8'10 x 7'4

White 4-piece suite that includes a bath and separate shower cubicle, two chrome radiators, dado rail, down lighters, Velux.

Outside

Front Drive: Gated and laid to gravel with mature hedge borders and a small area of lawn. It extends to a maximum of 65' in length with further parking beyond the gates and access to the garage.

Detached Garage/Workshop: 21'8 x 18'6

Twin doors to front with door and window to rear: Hand basin, light and power.

Stairs to a small landing, window to front:

Loft Room: 18'6 x 10'3 Scaled ceiling and eaves cupboards, Velux and window to rear.

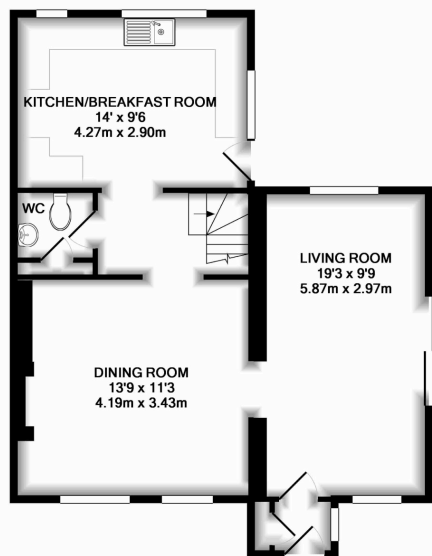
Rear Garden:

Featuring an excellent degree of privacy the garden extends 95' in length and faces south. Predominantly laid to lawn and interspersed with mature trees and shrubs there is a terrace off the living room with block paved pathways to the studio at the end of the garden and also round to the drive and garage at the front. The garden extends to the front fenced from the drive it features a mature walnut tree and paved seating area.

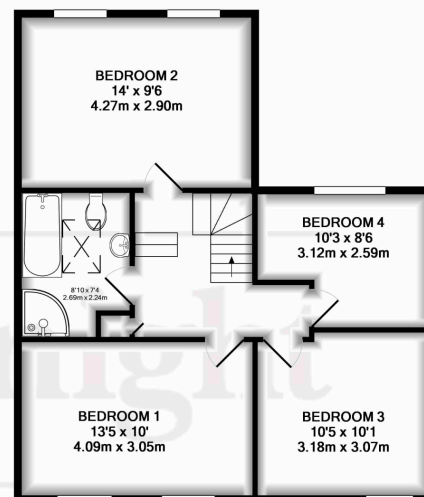
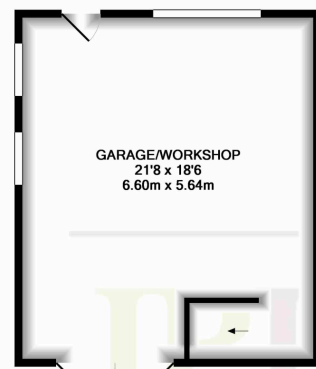
Studio: 15'2 x 10'

Light and power, it is currently divided into a store and outside office.

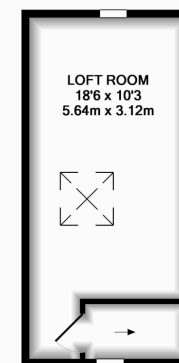




GROUND FLOOR



1ST FLOOR



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 (Benson). Turn right at the War Memorial, follow the road round the bend into High Street, past the shops and into Brook Street. Stay on this for about a mile, out of the village, and after a right hand bend the property is on the right.

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

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)
 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
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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.

