



Crown Lane, Benson OX10 6LP



## Crown Lane, Benson

An exceptional single storey residence that has been both re-modelled and extended to create a stunning home in this quiet village centre road with an established and private 150' southwest facing garden. There are 4 bedrooms, en suite shower room and luxury bathroom, whilst the living space centres around an impressive open plan 28' x 23' kitchen/dining/living room with vaulted ceiling and a feature glass wall with central doors to the garden. The property also has a gated drive and detached garage.



### Accommodation

The property features high quality Velfac composite aluminium/timber double glazing and gas central heating to a combination of radiators/under-floor heating.

## Tenure - Freehold

Entrance Hall: 27'7 x 14'5 (L-shaped)

Wood floor, two radiators: down lighters. Opens to:

Kitchen/Living/Dining Room: 28'5 x 22'9

A fabulous room with an 11'6 vaulted ceiling and heated wood floor and full width gable window with twin sliding doors to the garden. The room is flooded with natural light via 6 large velux windows, there are down lighters and a flue for a log stove has been fitted in the corner.

Kitchen Area:

Range of storage units with Silestone worktops and stainless steel sink. Integrated induction hob with extractor hood, double electric oven, fridge/freezer and dishwasher.

Utility Room: 7'10 x 6'3

Window and door to side, wood worktops with Belfast sink, space for washing machine and tumble drier, wall to wall range of cupboards, down lighters and tiled floor.





Bedroom 1: 14'10 incl. wardrobe x 12'2  
Range of wardrobes with sliding doors, two windows, wood floor, radiator.

En Suite Shower Room: White 3-piece suite including a large, low profile, tiled shower cubicle, tiling, radiator and down lighters.

Bedroom 2: 11'6 x 9'10  
Window to front, wood floor, down lighters, radiator: loft access.

Bedroom 3: 15'4 x 8'1  
Window to front, radiator wood floor, down lighters: Wiring for a TV fitting.

Bedroom 4: 11'6 x 7'10  
Window to front, radiator, wood floor: down lighters.

Bathroom: 14'7 x 7'8 Luxury white 4-piece suite including a bath and large, low profile shower cubicle. There is tiling, a window, radiator and down lighters.

Outside

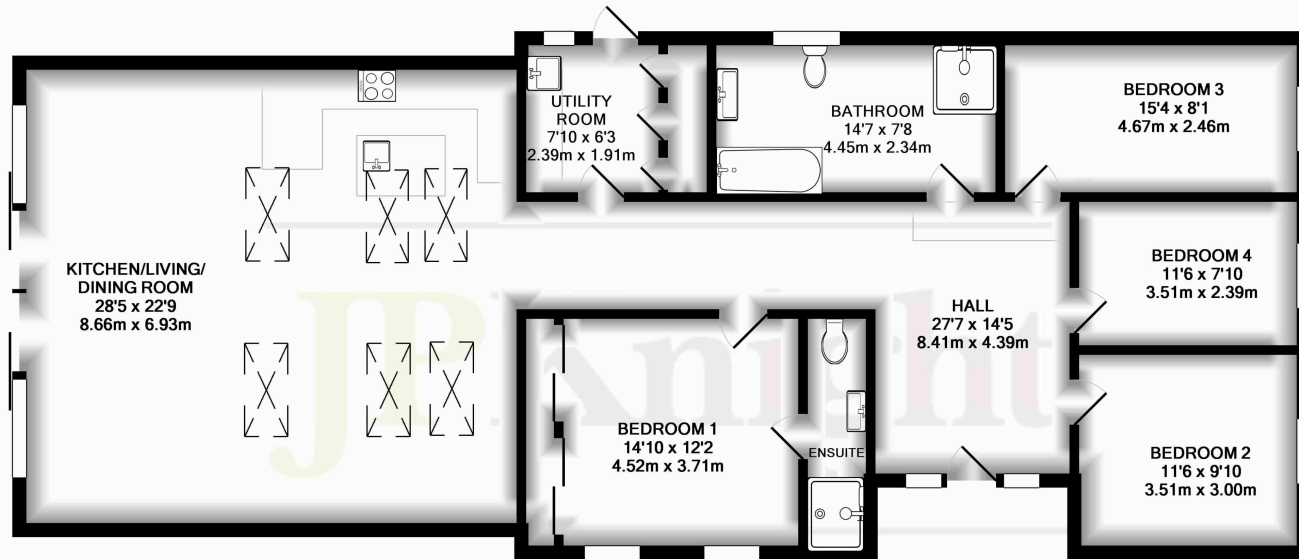
Twin gates to long tarmac drive, there is a lawn to front with decorative brick wall.

Detached Garage: 19' x 9'  
Up/over door with light and power, loft door and door to garden.

Rear Garden:  
A superb feature of the property the garden extends to 150' in length, offers excellent privacy and faces southwest. Mainly set to lawn there are established shrub and plant borders and a central rockery with banks of mature conifers. There is a side path to utility room and gate to drive.



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, first left to continue on it, the second turn on the right is Crown Lane.



TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.6 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  
 Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		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.



JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ  
 T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

