



Brook Street, Benson OX10 6LQ



## Brook Street, Benson

A stunning Grade II listed cottage, Georgian with later additions it is set in private, gated grounds within the conservation area of this sought after village. Replete with period detail including exposed beams and open fireplaces the property features recently fitted kitchen and bathroom: there are 3 bedrooms and 2 large reception rooms. Set close to the village centre there is a 56' long drive and private established gardens.

### Accommodation

The property has gas central heating to radiators.

## Tenure - Freehold

Twin front doors with leaded lights.

Entrance Hall: Quarry tiled floor, radiator, beamed ceiling and exposed brickwork, cupboard.

Dining Room: 17'4 x 14'

A beautiful double aspect room with a dramatic beamed ceiling and brick fireplace with a wood mantel and granite hearth, two radiators.

Sitting Room: 19' max. x 13'10 Three windows to the side garden, fireplace with a wood surround, cast iron grate and hood with a tiled hearth, painted beamed ceiling and under stair storage cupboard, radiator.





Kitchen/Breakfast Room: 14'2 x 10'3  
 Oak bi-fold doors (double glazed) open to the garden, attractive range of storage units, wood worktops, Belfast sink, range of appliances incl. DeLonghi range, Smeg extractor hood, dishwasher, fridge/freezer & washing machine. Fired Earth slate floor tiling, chrome radiator, down lighters, loft access, Worcester gas boiler.

Stairs to Landing:  
 Window to rear, loft access, down lighters, partially wood floored.

Bedroom 1: 15'1 x 10'  
 Windows to front and side, radiator, part scaled ceiling, loft access.

Bedroom 2: 10'10 x 10'10  
 Two windows to side, walk in wardrobe, radiator.

Bedroom 3: 10'9 ave. x 7'6  
 Side aspect, wood floor, radiator: wardrobe/storage cupboard.

Bathroom: 10'5 x 7'5  
 Stylish white 3-piece suite with shower above the bath, tiling, wood floor, chrome radiator: vaulted ceiling and a feature mirror glass internal window.

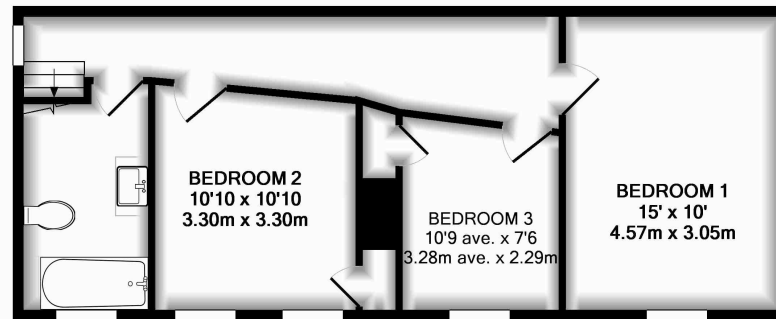
Outside  
 Front wall and gated gravel drive that extends to 56' in length.  
 The gardens extend to the rear and side of the house and comprises two areas of lawn with both island and border shrub and plant beds. There are apple and plum trees. A paved path leads to the front door with gravel path leading to the seating area adjacent to the kitchen. This has raised borders and a step to the rear lawn. The gardens are enclosed by timber fencing.



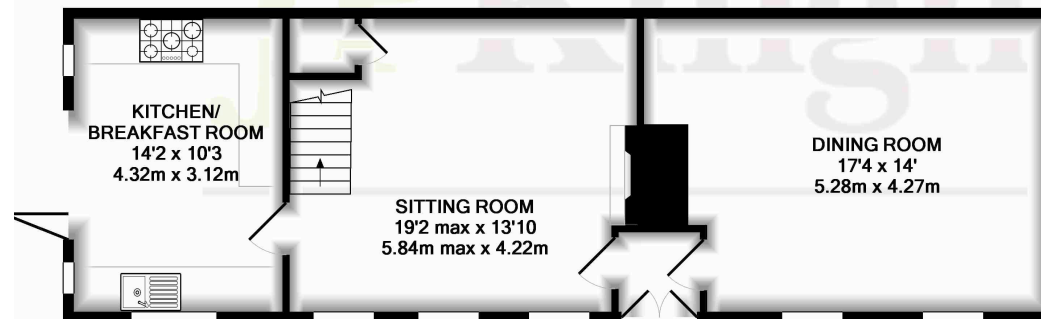
### Directions

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 Benson on Church Road, turn right at the T-junction onto the B4009, follow the road to the right, it becomes the High Street and 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.



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.3 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 ©2019