



Millar Close, Benson OX10 6LE



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A delightful family home with a secluded 42' rear garden and superb 21'9 kitchen-breakfast room opening to a conservatory: set on this stylish development is it within walking distance of the shops and amenities in the village centre. There are 3 double bedrooms and 2 bathrooms as well as a 17'10 sitting room with fireplace. It has a outside store and office.

Accommodation

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



Tenure - Freehold

Entrance Hall: 15'2 x 9'7 (L shaped) Wood floor, radiator, cloaks cupboard, down lighters.
Cloakroom: White 2-piece suite: window, radiator and down lighters.

Sitting Room: 17'10 x 14'

French doors flanked by windows open to the garden, fireplace with stone surround and coal effect gas fire, two radiators.

Kitchen Breakfast Room: 21'9 x 11'3

Range of storage units, granite worktops and up-stand, Rangemaster cooker and extractor hood, stainless steel back plate. Belfast sink, space for washing machine, dishwasher and fridge freezer, radiator, down lighters, tiled floor, windows to front and side, open way to:





Conservatory: 12'1 x 10'9
Double glazed with glass roof and set on brick plinth, tiled floor, French doors to terrace, radiator.

Stairs to Landing: Window to front, down lighters and loft access, airing cupboard.

Bedroom 1: 11'10 (including wardrobe) x 10'4
Window to rear, radiator, triple wardrobe.

En Suite Shower Room:
Fitted with a white 3-piece suite including a shower cubicle, part tiled wall and tiled floor, radiator, window, down lighters.

Bedroom 2: 11'10 (incl. wardrobe) x 10'10
Window overlooking the garden, triple wardrobes, radiator.

Bedroom 3: 11'5 x 9'8
Double wardrobe, front aspect.

Bathroom:
White 3-piece suite, part tiled walls and tiled floor, chrome radiator: window and down lighters.

Outside
Front: Block paved drive, shrub borders and lawn to the front of the house.

Small Garage: 11'3 x 10' Up/over door, light & power.
Office: 10' x 6'7 Wood style floor, light & power, insulated with a double glazed door to garden.

Rear Garden: An attractive feature it extends to a maximum of 42' in length and has a paved terrace with brick retaining wall and steps to an area of lawn. Timber fencing, shrubs and two silver birch trees.



Directions

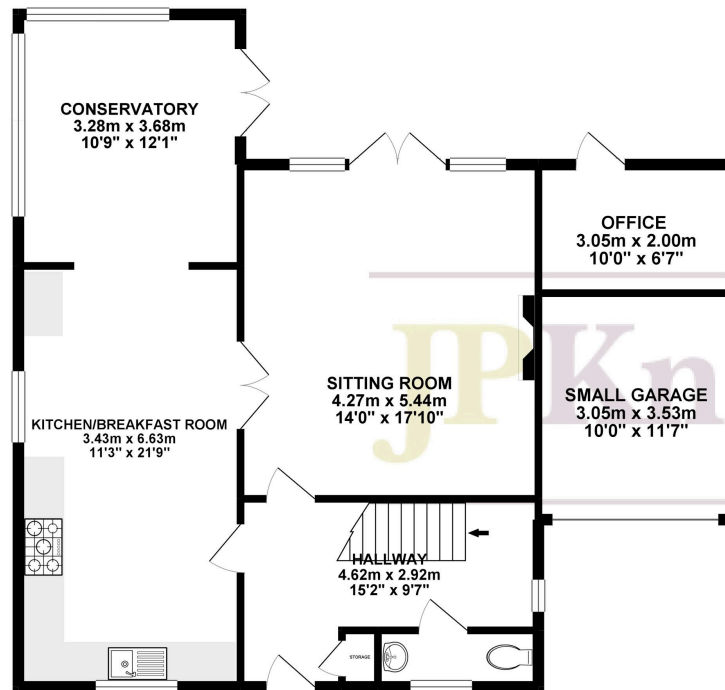
Leave Wallingford via the High St over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, follow this through the centre, turn left into Westfield Road and first right into Millar Close.

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

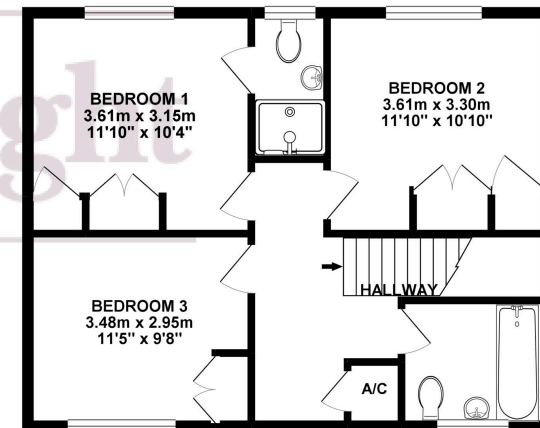
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 118.64 sq. m. (1277.00 sq. ft.) approx.

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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