





Littleworth Road, Benson

A fabulous Victorian family home in mature grounds of quarter of an acre: on a pleasant road it is within walking distance of the village shops and amenities. There are 4 bedrooms, 2 bathrooms, 2 reception rooms, conservatory, utility and kitchen-breakfast room as well as a self contained one bedroom annexe. A gated drive leads to extensive parking, it also has a secluded garden with studio.

Accommodation

The property has gas central heating.



Tenure - Freehold

Reception Hall: 17' x 14'7 Double aspect, one stained glass window, herringbone woodblock floor, stairs to landing, two radiators.

Drawing Room: 25'6 x 14'2 Fireplace with slate hearth and log stove, double glazed bay window to the garden, sash window to side, wood floor, three radiators, doors to:

Conservatory: 14' x 11'4 Double glazed set on a brick plinth, quarry tiled chequerboard floor, radiator, French doors to garden.

Family Room: 13'8 x 11'11 Large bay to front and sash window to side, wood floor, fireplace with pine surround and quarry tiled hearth, coal effect gas fire, shelves flanking chimneybreast, radiator.

Kitchen/Breakfast Room: 24'3 x 19'2 (L-shaped) Range of storage units, wood worktops, stainless steel sink, Fisher and Paykel range cooker, extractor hood, tiled floor, dishwasher and space for fridge freezer, French doors open to garden, further windows and casement door, two radiators, down lighters.





Utility Room: 13'9 x 7'5 Range of cupboards, tiled floor, radiator, space for washing machine.

Cloakroom: White 2-piece suite, tiled floor, window, radiator.

Stairs to Landing: Radiator, bookshelves, loft access.

Bedroom 1: 15'4 x 11'8 Windows to front and side (one being a sash), cast iron fireplace, radiator, wardrobe.

En Suite Shower Room: White 3-piece suite including tiled shower cubicle, radiator, sash window.

Bedroom 2: 12'10 x 11'8 Sash windows to rear and side, cast iron fireplace, wardrobe, radiator.

Bedroom 3: 13'8 x 12' Bay window to front and sash window to side, two radiators, hand wash basin, cast iron fireplace, wardrobe.

Bedroom 4: 10'8 x 9'2 Sash window to rear, cast iron fireplace, wardrobe, radiator.

Bathroom: White 3-piece suite including bath with shower above, tiling, radiators, down lighters, wall mirror, airing cupboard.

Self-Contained Annexe

Living Room/Kitchen: 20'2 x 10' Kitchen area with range of units, appliance space, brick fireplace, radiator.

Bedroom: 10'7 x 7'6 Two windows to side, radiator, wardrobe and airing cupboard.

Inner Hall: Radiator.

Shower Room: 3-piece suite, radiator, window, wood style floor.

Outside

Front Garden:

There is a gated gravel drive with a side lawn and borders with established shrub and plant beds. It has a wall to the front with side and rear hedging. The grounds about a school playing field at the rear.

Rear Garden: A paved terrace leads out to a sweeping lawn with mature hedging and shrub and plant beds. There is a side gate.

Studio: 10'11 x 8'8 Limestone floor, double glazed windows and door, air conditioning unit, light and power.



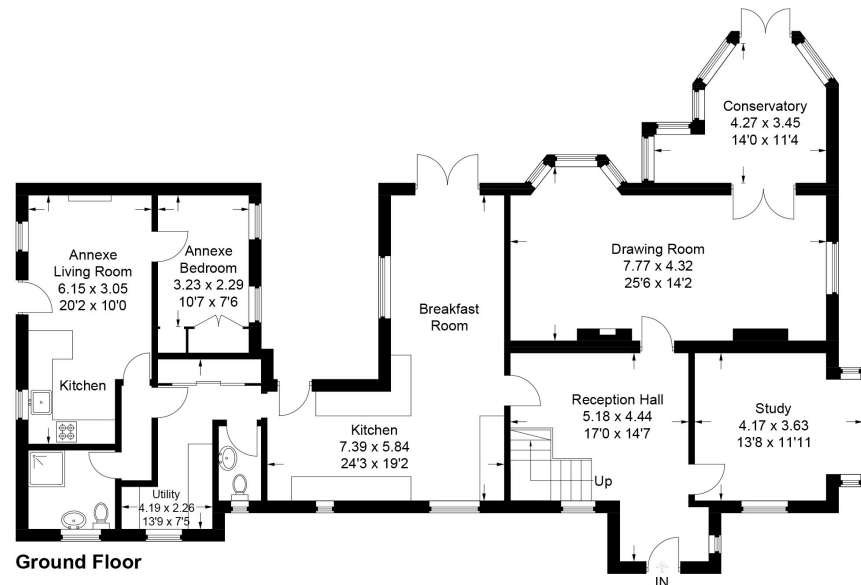
Directions

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 then left onto the A4074. Follow this until reaching the main roundabout, take the 2nd exit onto Oxford Road, Benson, B4009. Take the left at the mini roundabout into Littleworth Road the property is on the right.

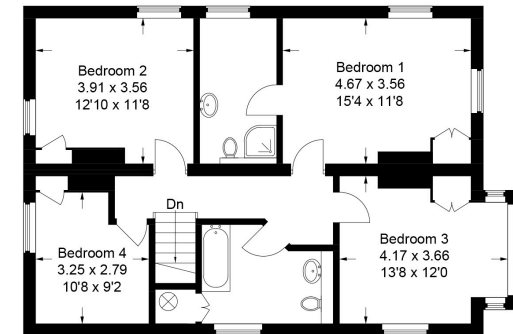
Approximate Gross Internal Area
 Ground Floor = 154.9 sq m / 1,667 sq ft
 First Floor = 83.3 sq m / 897 sq ft
 Total = 238.2 sq m / 2,564 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Ground Floor



First Floor

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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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