



The Cedars, Benson OX10 6LL



The Cedars, Benson

Situated on a private corner plot on this attractive and established development on the edge of this sought after village a 3 bedroom home with fabulous potential for extension/improvement (subject to PP). It features a private 85' x 45' garden that faces south and a garage. The current accommodation comprises 3 bedrooms, bathroom, sitting room, kitchen/dining room and garden room.

Accommodation
The property is double glazed.

Tenure - Freehold

Entrance Hall: Door through to:

Living Room: 15'3 x 13'9 max.
Sliding patio doors out to the garden, 2 electric storage heaters, stairs to landing with storage/display space below.

Dining Room: 11'2 x 7'3
Window to the side, electric storage and panel heaters: open way to:

Kitchen: 11'1 x 7'9
Range of storage units, worktops, tiling, space for cooker, further appliance space, larder cupboard. Window looking through the garden room to the rear garden beyond.





Garden Room: 14'10 x 7'3
Windows and door to the garden: cupboards.

Stairs to Landing:
Loft access and airing cupboard.

Bedroom 1: 13'2 x 8'11
Window overlooking the garden: electric panel heater.

Bedroom 2: 11'9 x 8'1
Range of wardrobes, electric panel heater, window to the side.

Bedroom 3: 8'10 x 7'
Front aspect, electric panel heater: wardrobe.

Bathroom: Fitted with a 3-piece suite including a shower above the bath, tiling, window and electric radiator.

Outside
To the front there is an area of lawn with path to the front door.
Garage: 20' x 8'11 Up/over door, light and power: steps to a boarded loft.

Garden: Extending mainly to the side it faces south and is approximately 85' long by 46' in width. Predominantly set to lawn it is bordered by established plant and shrub beds and enjoys an excellent degree of privacy. Enclosed by timber fencing with a side gate and path to the front.



Directions

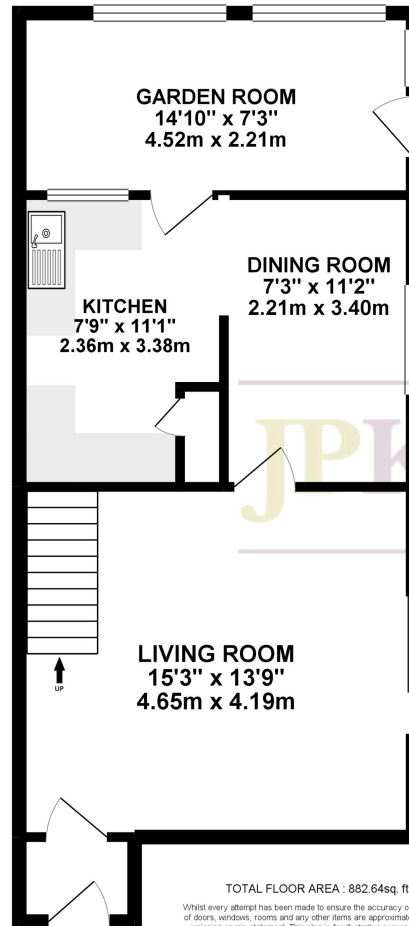
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road (Benson). Turn right at the War Memorial, follow the road round the bend and past the shops and into Brook Street. Follow this until you are almost out of the village. The Cedars will be found on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

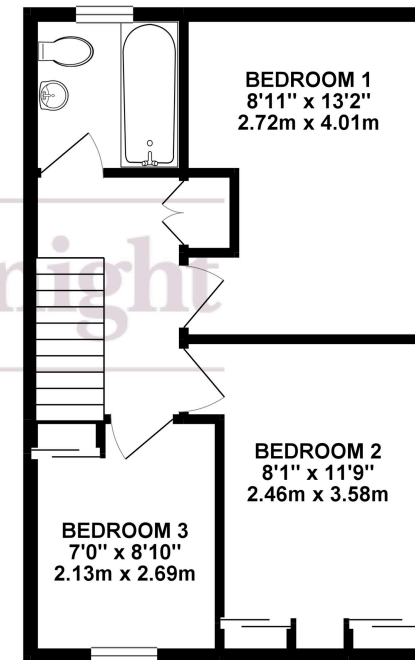
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 882.64sq. ft. (82.00 sq. m.) 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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