



Crown Lane, Benson OX10 6LP



Crown Lane, Benson

Set in a lovely established road right in the heart of this popular village and just moments from the shops and amenities, a detached family home with a secluded 60' south-west facing garden, garage and block paved drive. There are 3 double bedrooms, 2 bathrooms, 2 reception rooms and kitchen. The road is a lovely mix of all different styles of property and there is great potential for further development STPP.

Accommodation

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



Tenure - Freehold

Entrance Porch:

Tiled floor, two windows to front, and side window.

Entrance Hall:

Wood block floor, radiator, stairs to landing.

Sitting Room: 17'10 x 11'10

A lovely double aspect room that also features a stone fireplace and hearth: wood block floor and two radiators.

Dining Room: 10' x 9'

Wood block floor, radiator, French doors to conservatory.

Conservatory: 16'5 x 8'7

Double glazed and on a brick plinth, tiled floor, radiator, French doors to garden.





Kitchen: 11'6 x 10'

Rear aspect and door to side, range of storage units, worktops, electric ceramic hob, extractor hood, electric oven, tiled floor, radiator, fridge, gas boiler, radiator.

Utility/Shower Room: 8'7 x 7'6

Window to side, tiled shower cubicle with shower unit, hand wash basin, WC, tiled floor, radiator.

Stairs to Landing:

Two windows to front, radiator, loft access, airing cupboard.

Bedroom 1: 10'8 x 10'6

Window to rear, wardrobe recess, radiator.

Dressing Room/ Bedroom 4: 12' x 6'10

Window to front, radiator, door/access to Bedroom 1.

Bedroom 2: 10'10 x 10'5

Window to rear, wardrobe recess, radiator.

Bedroom 3: 9'11 x 9'9

Window to rear, radiator.

Shower Room:

Fitted with a 3-piece suite, part tiled walls, windows to front and side, radiator.

Outside

To the Front: There is a block paved drive with lawn border, shrub and plant beds, timber fence to side.

Garage: 17'6 x 9'2

Electric up/over door, side door, light and power.

Rear Garden: A lovely feature it extends to approximately 60, faces south-west and enjoys excellent privacy. There is a central lawn with a mature apple tree as a focal point, island and border flower and shrub beds, timber fence and brick wall, side path with gate to front, paved terrace and pergola.
Store 1: 13'5 x 12'4 Store 2: 12' x 6'



Directions

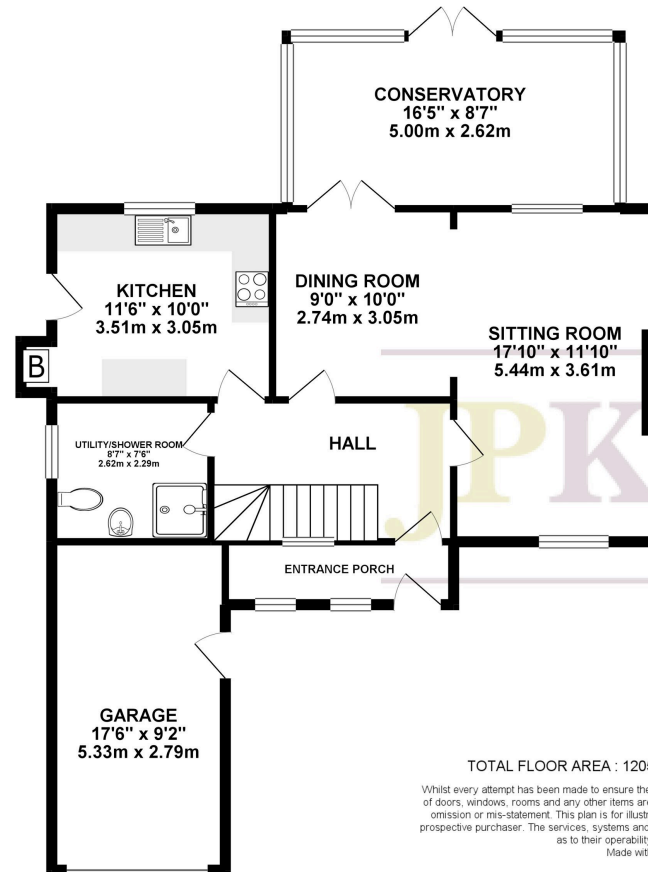
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, first left to continue on it, the second turn on the right is Crown Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(63-80) C		
(55-68) D	68	
(33-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

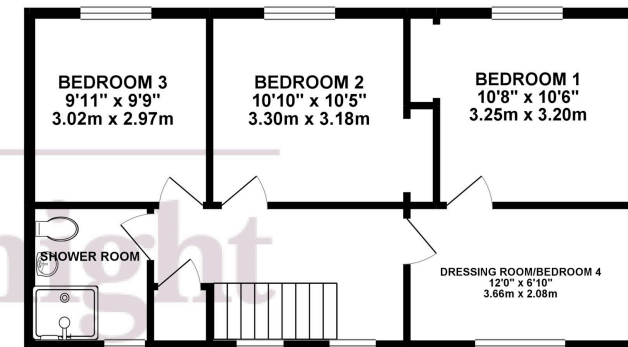
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1205.56sq. ft (112.00 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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