



The Moorlands, Benson OX10 6RT



The Moorlands, Benson

Situated in this pleasant cul-de-sac close to the village centre and its amenities, a well presented and well planned semi-detached bungalow with a gravel drive to the front and a secluded 42' garden to the rear. There are 2 bedrooms and bathroom along with a sitting room featuring a fireplace with log stove and a 13' kitchen/breakfast room. The garden is a delightful feature with a block paved terrace, lawn, studio and workshop.

The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Accommodation

Entrance Hall:

Front door with side window: down lighters and wood style floor.

Kitchen Breakfast Room: 13' x 12'1

A lovely room with French doors to the garden and windows to rear and side, it is fitted with a range of storage units and roll edge worktops, gas hob with extractor hood, electric oven, dishwasher, fridge and freezer. There is a space for a washing machine, wood style floor, radiator, down lighters and loft access.





Lounge: 13'2 x 11'10

The room features a fireplace with a white surround, marble inset and hearth and a fitted log stove. Picture window to the front and radiator.

Inner Hall: Airing cupboard, doors to both bedrooms and bathroom.

Bedroom 1: 14'3 x 8'10

Window to front: radiator.

Bedroom 2: 8'11 x 8'10

Rear aspect, radiator.

Bathroom: Fitted with a white 3-piece suite including shower above the bath: chrome radiator, tiled floor, part tiled wall, window.

Outside

Paved front step and porch.

There is a gravel drive with a walled flower border and timber fencing.

Rear Garden:

A delightful feature, the garden extends to 42' in length and has a deep, block paved terrace leading to a central lawn with both front and side flowerbeds. There is timber fencing and a side gate to front.

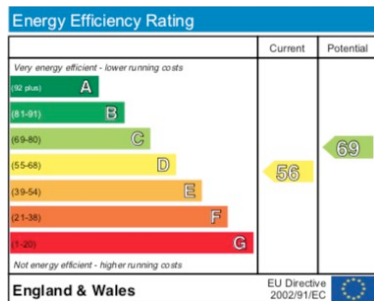
Workshop: 6'9 x 6'3 Light/power, timber construction with a tiled roof.

Studio: 9'6 x 7'8 Light/power, double glazed windows and French doors, two gable windows.



Directions

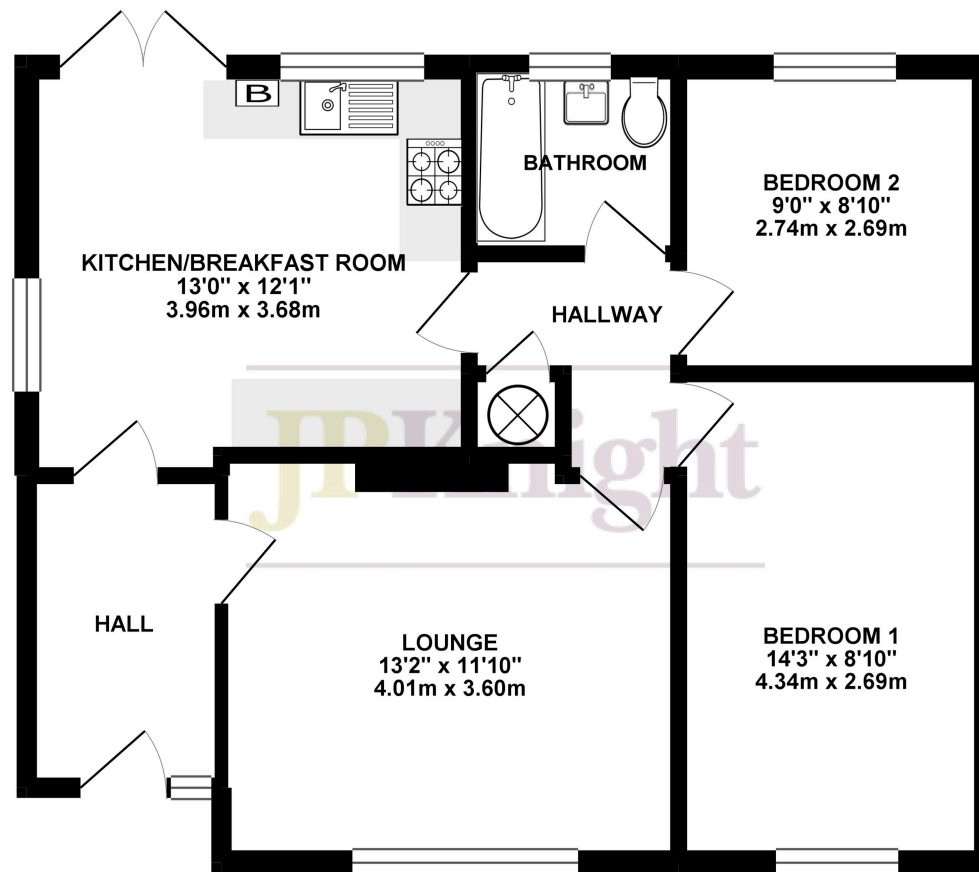
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road and then turn immediately right into St Helen's Avenue. At the end follow the road around the left hand corner into Old London Road and take the first right into The Moorlands.



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



TOTAL FLOOR AREA : 656.60sq. ft. (61.00 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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