



Watlington Road, Benson OX10 6LS



Watlington Road, Benson

Set in the heart of this sought after village and just a short walk from the park and close to local shops and amenities, a double fronted detached family home with an extensive gated drive, detached garage with rear workshop and a superb secluded mature 100' south facing garden which includes a separate Astro turf recreational area. The property features 3 bedrooms, refitted bathroom and cloakroom, double aspect sitting room with fireplace, dining room and kitchen. There is further scope to extend substantially in line with neighbouring properties, subject to the usual consents.

Tenure - Freehold

Accommodation

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

Entrance Hall: Wood style floor, radiator, stairs to landing and cupboard under.

Cloakroom: Refitted with a white 2-piece suite, wood style floor, chrome radiator, window.

Sitting Room: 16'4 x 10'10 Double aspect with 2 windows to the front and sliding patio door to the garden. Stone fireplace with a stone hearth, three radiators.

Dining Room: 17'1 x 9'5

Two windows to rear and one to side, radiator.

Kitchen: 11'4 x 10'5 (L shaped)

Front aspect with a door to the side, range of storage units, worktops, space for cooker, fridge, washing machine, down lighters, stainless steel sink unit, radiator.





Stairs to Landing:
Front aspect, loft access, radiator, airing cupboard.

Bedroom 1: 15'10 x 10'7
A triple aspect room with a range of wardrobes and radiator.

Bedroom 2: 15'6 x 8'6 Double aspect, radiator.

Bedroom 3: 9'7 x 8'5 Rear aspect, radiator.

Bathroom:
Fitted with a white 3-piece suite including a bath with shower above, tiling, chrome radiator, window, down lighters.

Outside

Front: There is a gated block imprinted concrete drive and shingle parking area, enclosed by timber fencing with shrub borders, twin wood gates to:

Side Courtyard: Block imprinted concrete, gates to the garden, access to shed and garage.

Shed: 15'10 x 3'9 Two doors and window to front.

Detached Garage with rear workshop: 30'5 x 9'10 Twin doors to front, door to side, windows to rear and side, light and power, hand wash basin and space for washing machine.

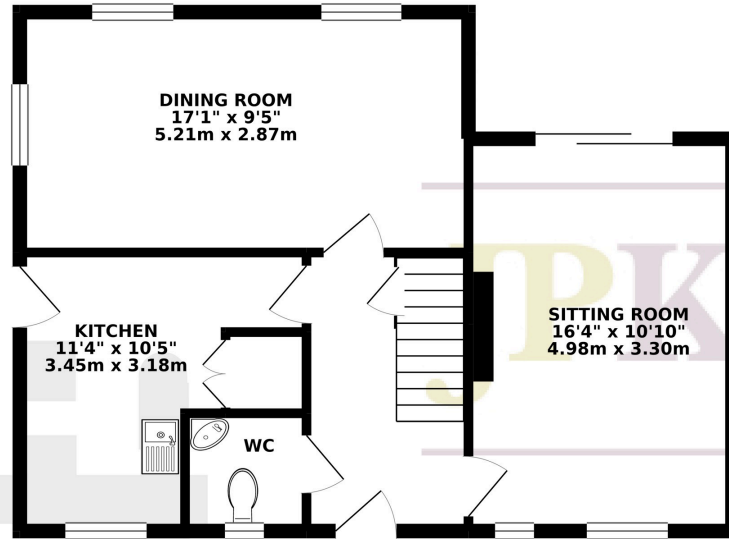
Rear garden: Full width, block imprinted terrace, mature garden with central lawn and side and rear borders. Covered side store (16'11 x 3'10) with gate to front. Path to rear with gated archway passing through a mature conifer hedge to:

Further Garden: 44' x 40' A superb mature 100' south facing garden plus an additional secluded Astro turf recreational area which is enclosed by a timber fence.

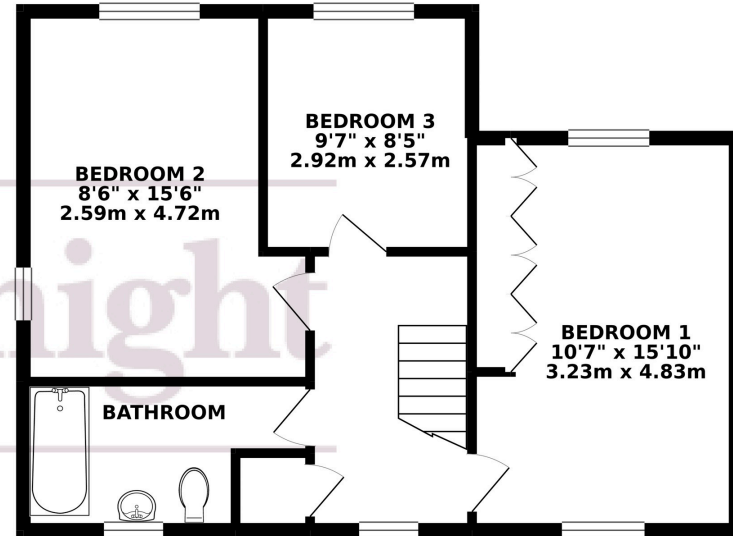
Tool Shed: 11'9 x 5'8



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1101.08 sq. ft. (102.29 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.
Made with Metropix ©2019



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, right at the T- junction towards the village and immediately left into the Watlington Road (B4009) the property will be found after 2 bends on the right.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 81 |
| (55-68) D | | | |
| (39-54) E | | 55 | |
| (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.

