

PROPERTY AGENTS

**JP** Knight



The Moorlands, Benson OX10 6RT



## The Moorlands, Benson

A delightful semi detached bungalow tucked away in a quiet side road close to all the amenities in the village centre. The property features 2 bedrooms, a shower room, sitting room with log burner, kitchen and an adjacent breakfast room that leads to a conservatory. It is well presented throughout and features a private, south east facing low maintenance rear garden.



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



## Tenure - Freehold

Accommodation  
Enclosed Entrance Porch:  
Double glazed with a slate floor.

Inner Hall: Radiator, down lighters, cupboard and display cabinet.

Sitting Room: 13'3 x 11'10  
Window to the front, fireplace with a log burning stove, white surround, marble inset and hearth.

Kitchen: 12'2 x 6'8  
Window to rear, hand made wood cupboards with wood worktop, space for cooker, fridge and washing machine.





Breakfast Room: 9'10 x 5'2  
Radiator, open way to:

Conservatory: 8'4 x 7'10  
Double glazed and set on a brick plinth with a door to the garden, radiator.

Inner Lobby:  
Down lighters, airing cupboard, cloaks cupboard.

Bedroom 1: 14' x 8'10  
Front aspect, radiator.

Bedroom 2: 8'11 x 8'10  
Rear aspect, radiator.

Shower Room:  
White 3-piece suite including a tiled shower cubicle, part tiled walls, window and radiator.

Outside

Front Garden:  
Set to lawn, dwarf brick wall, front and side borders, gated path to front door.

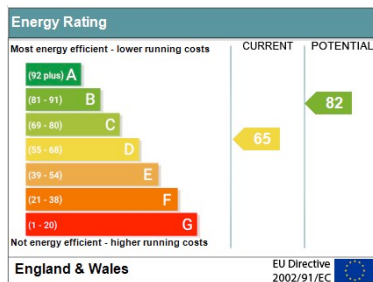
Rear Garden:  
An attractive feature it faces south east and offers an excellent degree of seclusion. There is a paved terrace with raised border beds with established plants and shrubs. It is enclosed by a timber fence with a side gate to the front.



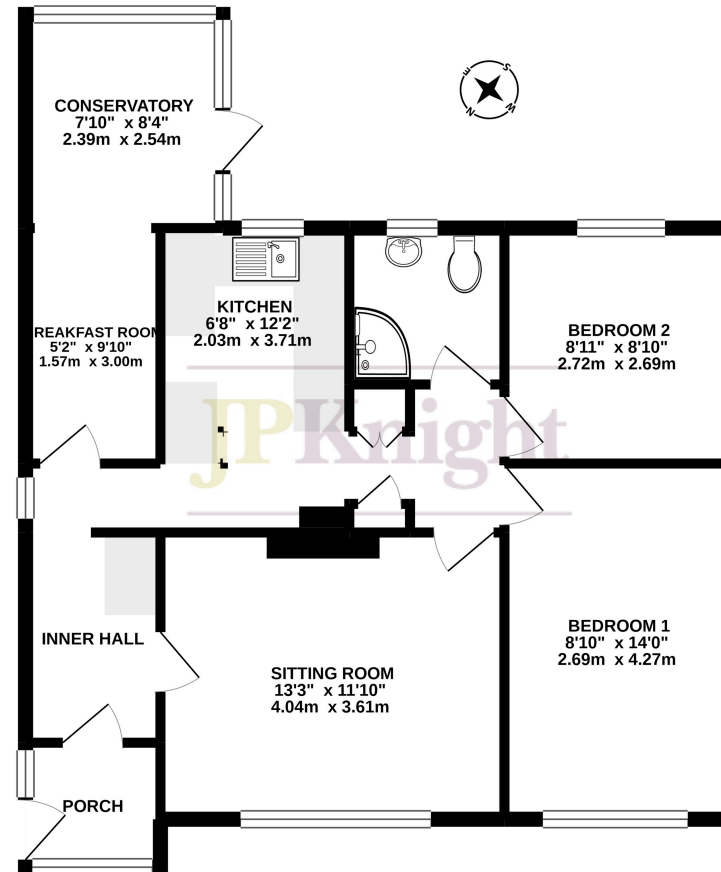
## GROUND FLOOR

### 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, follow this along and The Moorlands is along on the left.



**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.



TOTAL FLOOR AREA: 678sq.ft. (63.0 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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