

PROPERTY AGENTS

JPKnight



Chapel Lane, Benson OX10 6LU



Chapel Lane, Benson

Situated in the heart of this lovely village, a spacious detached single storey residence with fabulous gardens and extensive driveway and garaging. The plot extends to a third of an acre, a quiet oasis within moments of the local amenities. There are 4 bedrooms and 2 bathrooms (with annexe potential), large living and dining rooms, kitchen with breakfast room and utility. A block paved drive leads via the first garage to a second with home office at the rear.

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



Tenure - Freehold

Entrance Hall: Cloaks cupboard, radiator, loft access.

Dining Room: 15'11 x 9'10

Side aspect, recessed glazed display cupboard, radiator.

Open way to:

Living Room: 17'1 x 15'11

Feature stone fireplace with wood mantel and TV plinth, French doors open to the garden, side window, 2 radiators.

Side Lobby: Tiled floor, door to side courtyard, fitted cupboard, gas boiler.

Breakfast Room: 11'8 x 11'

Tiled floor, radiator, light tube, down lighters.

Kitchen: 11'6 x 9'1

Range of cupboards with worktops, stainless steel sink, Rangemaster cooker, extractor hood, dishwasher and space for fridge/freezer. Down lighters, rear aspect: skylight, tiled floor.





Utility Room: 16' x 5'

Two side windows and door to garden: cupboards and worktops, appliance spaces.

Cloakroom: 2-piece suite, window.

Bedroom 1: 15'10 x 8'7 Front aspect, range of wardrobes, dressing table and side units, radiator.

Bedroom 2: 11'6 x 9'11 Front aspect, radiator.

Bedroom 3: 11'6 x 7'5 Radiator, front aspect, shelving.

Bathroom: Fitted with a white 4-piece suite incl. bath and large shower cubicle, tiled walls and floor, radiator, down lighters and window.

Guest Suite (possible Annexe):

Bedroom: 9'4 x 8'3 Radiator, door to front, window.

Room 2: 9'4 x 8'3 Rear aspect, radiator, cupboard.

Shower Room: 3-piece suite, tiling, window.

Outside

To the Front:

Extensive block paved drive with a lawn border and banks of established shrubs and plants. Brick wall with wrought iron rails to front boundary.

Garage 1: 20'2 x 8'4 Power, up/over doors both ends with drive thru access to block paved rear courtyard.

Garage 2: 15'5 x 10' Up/over door, power, door to:
Garden Room: 9'7 x 7'11 Cupboards, power, door to garden.

Rear Garden:

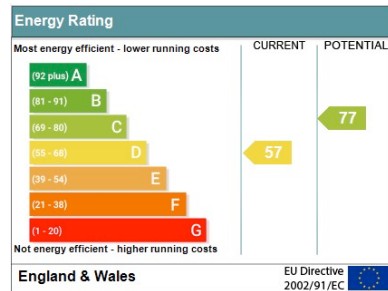
A stunning feature there is a large terrace with step to an area of lawn, there is a rockery with waterfall and pond, a bank of trees and shrubs with path to: Further area of lawn with established island beds and trained fruit trees and a large vegetable area beyond with greenhouse and shed.



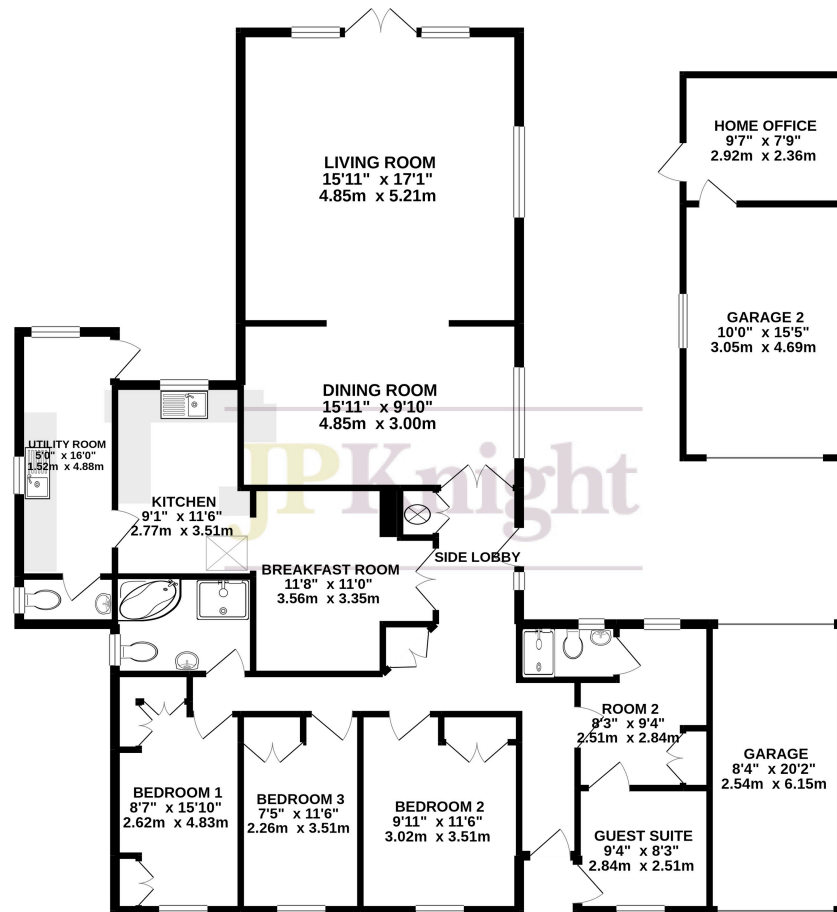
GROUND FLOOR

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. Take 1st right (on the bend) into Chapel Lane, the property is 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 : 1625sq.ft. (151.0 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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