

PROPERTY AGENTS

JPKnight



Oxford Road, Benson OX10 6LX



Oxford Road, Benson

A pretty stone cottage set close to the shops and amenities in the village centre: it features a private and established south-west facing garden along with large in/out drive. Superbly presented there are 2 bedrooms, bathroom, a 17'9 living room with fireplace and inset log stove, adjacent garden room, dining room, kitchen, utility and cloakroom. A raised deck overlooks the garden, paved side path with a store and greenhouse.

Accommodation

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

Tenure - Freehold

Entrance Hall:

Front aspect, wood floor and stairs to landing.

Living Room: 17'9 x 12'

Attractive fireplace with wood mantel, an inset wood-burning stove and stone hearth, Window to the front, radiator: wide folding glazed doors to:

Garden Room: 11'4 x 9'

With brick plinth and double glazed windows all around, radiator and door to the garden, 2 velux windows.

Dining Room: 8'7 x 8'

Twin French doors open to a raised deck with steps to the garden, wood floor, radiator and glazed serving hatch.





Kitchen: 11'1 x 7'10

Range of storage units with worktops, gas hob, extractor hood, electric oven, appliance spaces, radiator, Amtico flooring, window to rear and door to side. Gas boiler.

Utility Room: 5'9 x 4'10

Front aspect, appliance spaces with worktop above.

Cloakroom: White 2 piece suite, radiator, window.

Stairs to Landing:

Window to front, 3 large cupboards: loft access.

Bedroom 1: 13'1 max x 12'

Double aspect with windows to front and rear: 2 eaves cupboards and a radiator.

Bedroom 2: 10'9 x 7'1

Front aspect, eaves cupboard and radiator.

Bathroom: White 3-piece suite with shower above the bath, tiling, radiator and window.

Outside

To the Front: The property features a block paved in/out drive with a wall to the front, side shrub beds and timber fencing.

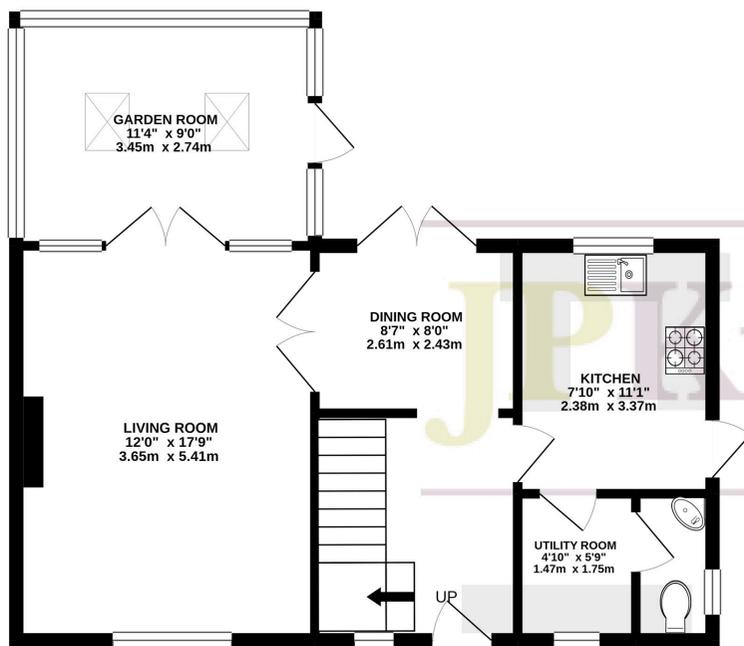
Store: 7'9 x 6'5 Greenhouse: 10'1 x 5'9

Rear Garden:

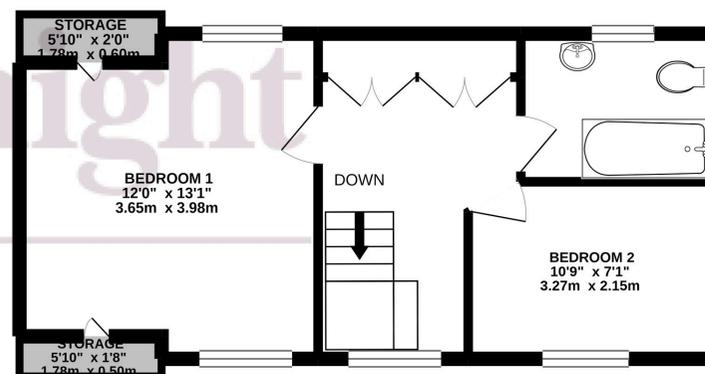
Facing southwest and 45' in length from the study wall. Central lawn with well stocked border beds. Timber fencing, pergola, steps to a raised deck with balustrade. Paved side area between the property and store/greenhouse. Patio area to rear with pergola and flowerbed.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 947sq.ft. (88.0 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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Directions:

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane, proceed to the T-junction and left onto the A4074. After 1.5 miles turn right into Church Road, turn left by the war memorial onto the B4009, the property is on the left.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	55	65
E (39-54)		
F (21-38)		
G (1-20)		
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.

