

PROPERTY AGENTS

JPKnight



Bell Weather Furlong, Benson OX10 6FA



Bell Weather Furlong, Benson

A stunning Cala home arranged over 3 floors and comprising 4 bedrooms and 3 bathrooms, cloakroom, sitting room and a superb 22'9 kitchen/breakfast/family room opening to the garden. There is a block paved drive, garage and 41' wide east facing garden: set on this attractive development with easy A4074 access and within close proximity of the village amenities.

The property is double glazed with fitted plantation shutters throughout and gas central heating to radiators.

Tenure - Freehold

Accommodation

Entrance Hall: Staircase with cupboard under, radiator and cloaks cupboard.

Cloakroom: White 2-piece suite, wood style floor, radiator, window and down lighters.

Sitting Room: 19'4 x 10'8 Featuring a front aspect with 2 radiators.

Kitchen/Breakfast/Family Room: 22'9 x 18'
Stylish fitted kitchen with integrated gas hob with backplate, extractor hood, double electric oven, fridge/freezer, dishwasher, washer/drier (Bosch appliances). Windows to rear and side and French doors to the garden. Wood style floor, 2 radiators, down lighters





Stairs to 1st Floor Landing:
Linen cupboard, radiator.

Bedroom 1: 12'4 x 10'6

French doors to a Juliet balcony, radiator.

Walk-in Wardrobe: 8'4 x 6'7 Fitted shelves and hanging rails, window.

En Suite Shower Room: Fitted with a white 3-piece suite including wide shower cubicle, tiling, down lighters, radiator and window.

Bedroom 2: 12'7 incl. wardrobes) x 10'6

Front aspect, wardrobe and radiator.

Bathroom: White 3-piece suite, tiling, radiator, window and down lighters.

Stairs to 2nd Floor Landing: Side window, walk-in airing cupboard with gas boiler.

Bedroom 3: 14'5 x 10'5

Front aspect, radiator, loft access, down lighter.

Bedroom 4: 10'5 x 6'10

Rear aspect, down lighter, radiator.

Shower Room: White 3-piece suite incl. wide shower cubicle, tiling, radiator, down lighters.

Outside

To the Front: Block paved drive with an area of lawn and shrub bed.

Garage: 20'2 x 9'11 Up/over door, power, loft storage and door to garden.

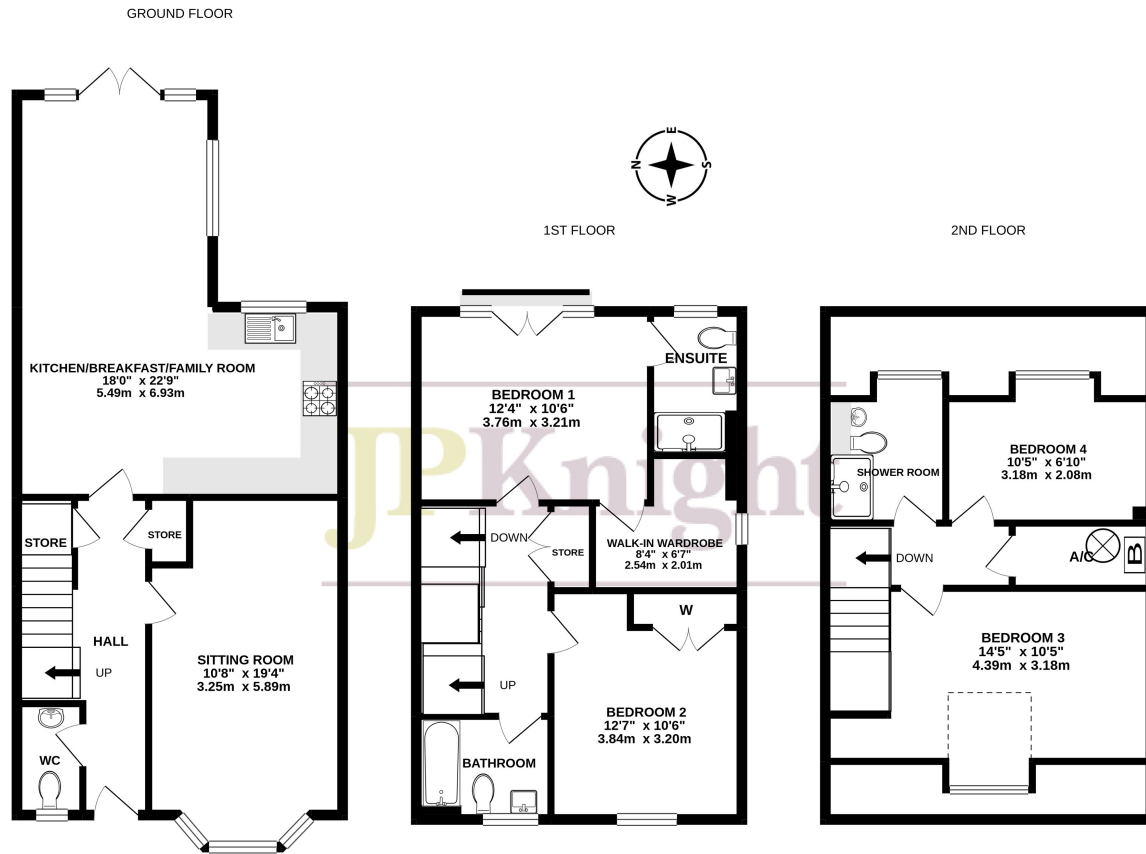
Rear Garden: Extending to 41' in width there is a paved terrace leading to an area of lawn with timber fencing and side gate to the front.



Directions: Turn right from our offices, right at the traffic lights into the High Street and proceed across Wallingford bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane then left onto the A4074. Follow this until reaching the main roundabout, take the 2nd exit onto Oxford Road, Benson, B4009. Take the left at the mini roundabout into Littleworth Road, left into Bonners Mead, follow the road till seeing Bell Weather Furlong.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	93
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.



TOTAL FLOOR AREA : 1572sq.ft. (146.0 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.
Made with Metropix ©2020