

PROPERTY AGENTS

JPKnight



Potash Mead, Benson, OX10 6EY



Potash Mead, Benson

A fabulous Cala home just 3 years old and beautifully presented throughout it is set on a corner plot with a garden extending to 60', 2 parking spaces on the drive and a garage. It comprises 4 bedrooms, en suite shower room and family bathroom, double aspect sitting room, cloakroom and a superb 18' x 17' kitchen-breakfast-family room. Set on an attractive development it is within walking distance of the village centre and its amenities.

Tenure - Freehold

Accommodation

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

Entrance Hall: Windows flanking front door, radiator, stairs to landing & cupboard under, cloaks cupboard.

Cloakroom: White suite comprising WC, hand wash basin, part tiled wall, wood style flooring, window, downlighters, radiator.

Kitchen/Breakfast/Family room 18'7 x 17'9 (L-shaped) Walk-in bay and window to front, double French doors to rear, range of storage units and worktops. Gas hob, stainless steel back splash back and extractor hood above, double electric oven, fridge freezer, washing machine, wood style flooring, 2 radiators, downlighters.





Sitting Room: 19'10 x 10'2 A delightful double aspect room with French doors to the garden, 2 radiators.

Stairs to landing: Window to rear, loft access, airing cupboard.

Bedroom 1: 10'4 x 9'6 (excl. wardrobe/doorway), Window to front, double wardrobe, radiator.

En Suite Shower Room: White 3-piece suite with tiled shower cubicle and floor, window, radiator, downlighter.

Bedroom 2: 10'2 x 10'1 Front aspect, double wardrobe, radiator.

Bedroom 3: 11'2 x 6'2 (excl. recess), window to rear, radiator.

Bedroom 4: 7'2 x 6'10 Window, radiator.

Bathroom: White 3-piece suite including shower unit above the bath, tiling, window, downlighters, radiator.

Outside

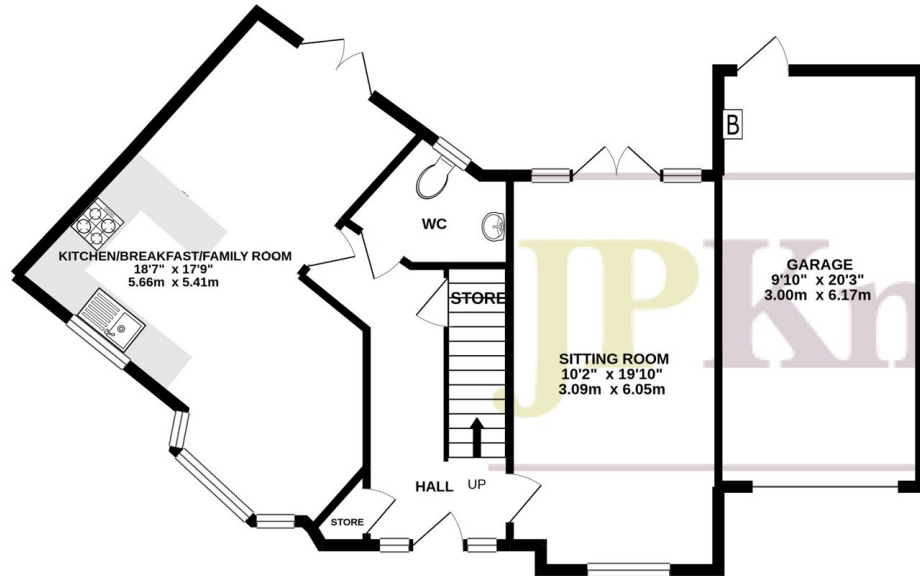
Front Garden: Block paved driveway with space for 2 cars, lawn with shrub borders and pathway to front door with porch.

Garage: 20'3 x 9'10 Up/over door, loft storage, door to garden, gas boiler.

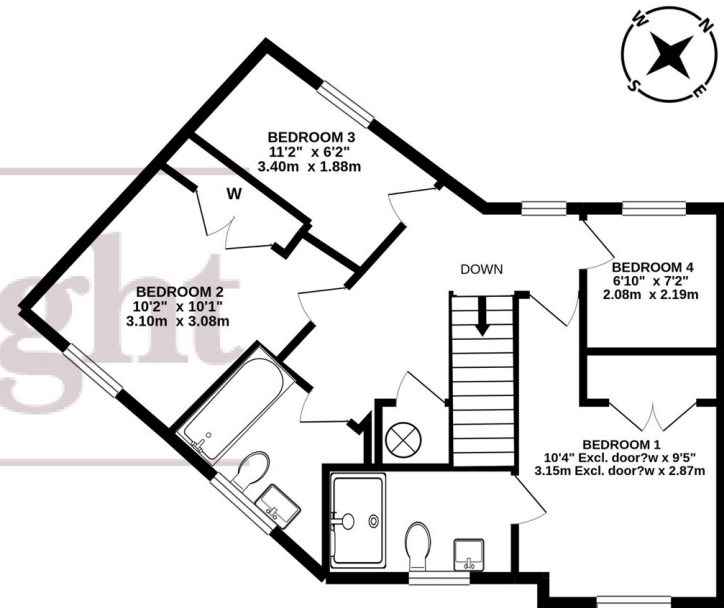
Rear Garden: Paved terrace leading to an area of lawn enclosed with timber fencing and side gate.



GROUND FLOOR

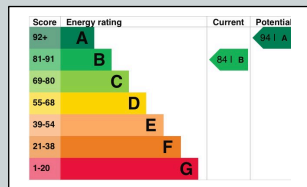


1ST FLOOR



TOTAL FLOOR AREA : 1205sq.ft. (111.9 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: 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, 4009. Turn left at the mini roundabout into Littleworth Road, left into Bonners Mead, Potash Mead is the first on the right and the house can be found on the corner.

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.

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