

PROPERTY AGENTS

JPKnight



Walnut Cottage, 73 Brook Street, Benson OX10 6LH



Walnut Cottage, Brook Street, Benson

An enchanting Grade II listed cottage oozing character and charm with two fireplaces, open brickwork and a wealth of exposed beams and timbers. Set in a secluded ¼ acre plot, 'cobbled' driveway, carport and a private terrace leading to the main grounds.

There are 3 reception rooms including a central dining hall, sitting room with vaulted ceiling, family room with 'Clearview' log stove, cloakroom, 17' kitchen-breakfast room and 3 double bedrooms with 2 bathrooms. It is conveniently located within walking distance of the village centre shops and amenities.



Tenure - Freehold

The property has conservation double glazing and gas central heating to radiators.

Entrance Porch: Tiled floor, window to both sides.

Dinning Hall: 21'1 x 13'5

Window to front, French doors and windows to rear, tiled floor, Inglenook style fireplace with beam mantel, beamed ceiling with downlighters, exposed brickwork, 2 radiators, door to 2nd staircase stairs to landing with cupboard under.

Family Room: 17'4 x 11'3

Window to front, beamed ceiling and wall timbers, fireplace with 'Clearview' log stove on brick hearth, window to side, wood floor, hatch to cellar.

Cloakroom: White 2-piece suite, window, tiled floor.

Sitting Room: 15'2 x 14'1 (Vaulted 14'8 beamed ceiling)

With a log stove in brick fireplace and chimney breast with windows flanking either side, French doors and windows to side, wood flooring, 2 radiators, exposed brick and wall timbers.





Kitchen/Breakfast Room: 17'9 x 9'11
 Window to front and two to side with stable door, range of in frame units, granite worktops and breakfast bar, stylish Everhot range and induction hob with extractor hood, electric oven, Belfast sink, radiator, beamed ceiling with downlighters, dishwasher, fridge freezer. Tiled floor.

Shower Room:
 White 3-piece suite with power shower, tiling, window, radiator, downlighters.
 Main stairs to landing, window to rear.

Bedroom 1: 16'11 x 11'8
 Double aspect, exposed beam and timbers, wood flooring, 2 radiators.

Bedroom 2: 12'11 x 8'5
 Window to front, beams and timbers, wood flooring.

Bathroom: White 3-piece suite including bath with power shower above, tiling, beams & timbers, radiator, window.

Separate staircase to:
 Bedroom 3: 13'10 max x 10'2
 Vaulted beamed ceiling, eaves wardrobe, radiator, airing cupboard, side window and conservation skylight.

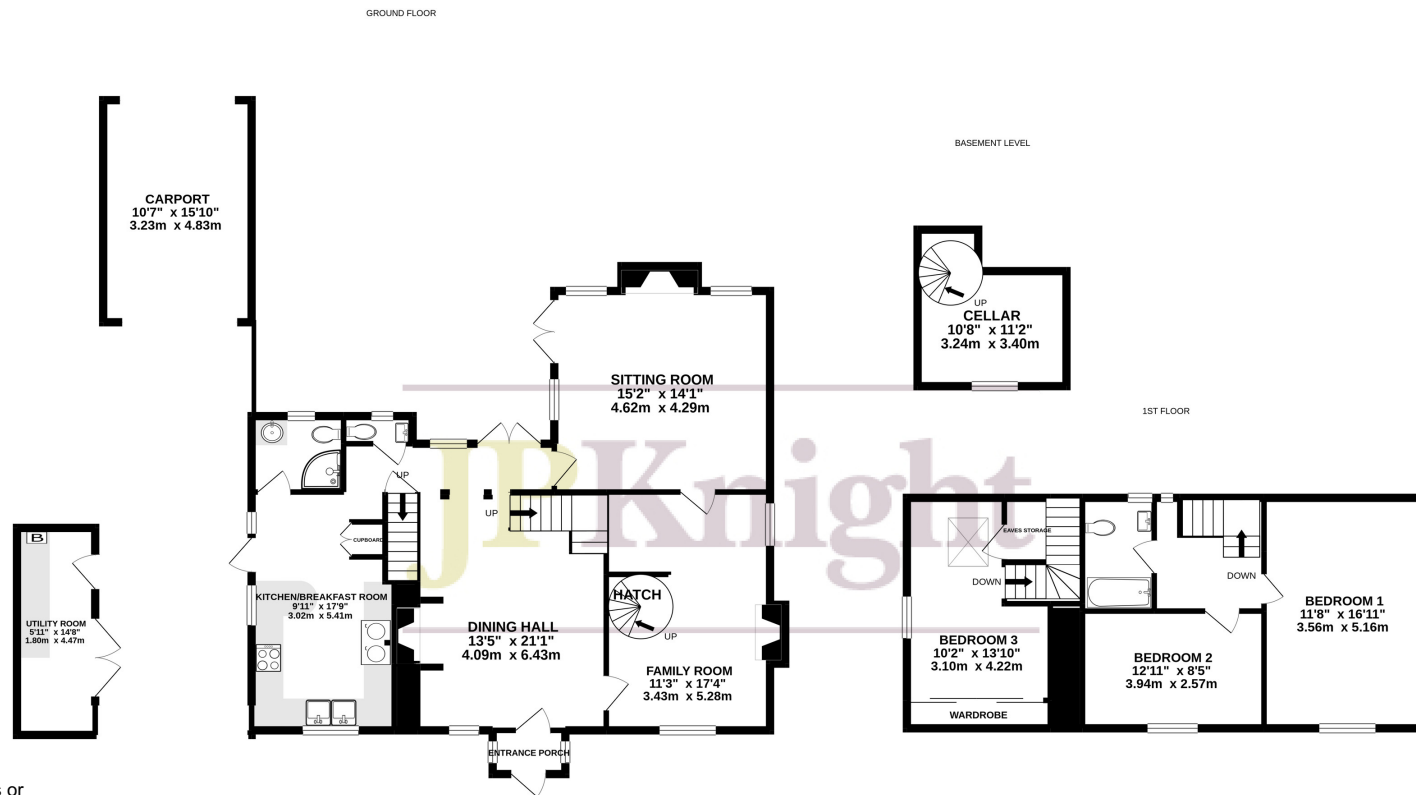
Outside
 Utility Room 14'8 x 5'11 Gas boiler, worktop with sink, space for fridge freezer, washing machine & tumble dryer.

Front Garden: Cobble effect driveway and path to front door, central box ball bed, further mature shrubs, path to the well, walled front boundary.
 Twin gates to further drive leading to:
 Carport 15'10 x 16'7.

Rear Garden: Large paved terrace across the rear of the property with central steps to large lawn with retaining wall, lavender borders, raised vegetable beds, fruit trees, timber fencing, side wall and hedging,
 'Crane' Garden Store: 15' x 10'.



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 Benson on Church Road, turn right at the T-junction onto the B4009, follow the road to the right, it becomes the High Street and then Brook Street. The property is on the right.



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 : 1908 sq.ft. (177.3 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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