

PROPERTY AGENTS

JPKnight



Horseshoes Lane, Benson OX10 6LB



Horseshoes Lane, Benson

A modern and stylishly presented home nestled at the end of a small spur off a no-through road near the village centre. The house features 3 bedrooms and bathroom to the first floor with a hallway, refitted kitchen and living/dining room with French doors to the garden. There is a secluded, attractively landscaped 41' rear garden as well as a garage to the front with parking space, The property has double glazing and gas central heating to radiators.

Tenure - Freehold

Accommodation

Entrance Hall: With a stable door to the front, tiled floor, encased radiator with curved white cupboards above and full height cupboards opposite. Stairs to landing.

Kitchen: 8'9 x 7'1

Attractively fitted with white units and contrasting worktops, integrated induction hob with stainless steel backplate and extractor, electric oven, fridge, freezer, dishwasher and washing machine. Tiled floor, sink unit and window to the front.





Living/Dining Room: 15'11 x 13'7
French doors with side windows to the rear garden, down lighters, 2 tall radiators and large under stair cupboard.

Stairs to Landing: Loft access.

Bedroom 1: 10'11 (excl. wardrobe) x 8'2
View to the front, wardrobe and linen cupboard, radiator.

Bedroom 2: 9'4 x 6'10
Velux window to the rear, radiator.

Bedroom 3: 6'5 x 6'5
Window overlooking the garden.

Bathroom: Fitted with a white 3-piece suite including a shower above the bath and shower screen, tiling, radiator, painted wood floor and down lighters.

Outside
To the Front: There is a small area of lawn and shrub/plant borders with a path to the front door.

Garage: 18'9 x 9' In a block opposite the house with up/over door, power and loft storage.

Rear Garden: Attractively landscaped in 2017 it now features full width stone terraces either end with an area of lawn between bordered by shrub and plant beds. Enclosed by timber fencing with gated rear access.



Directions:

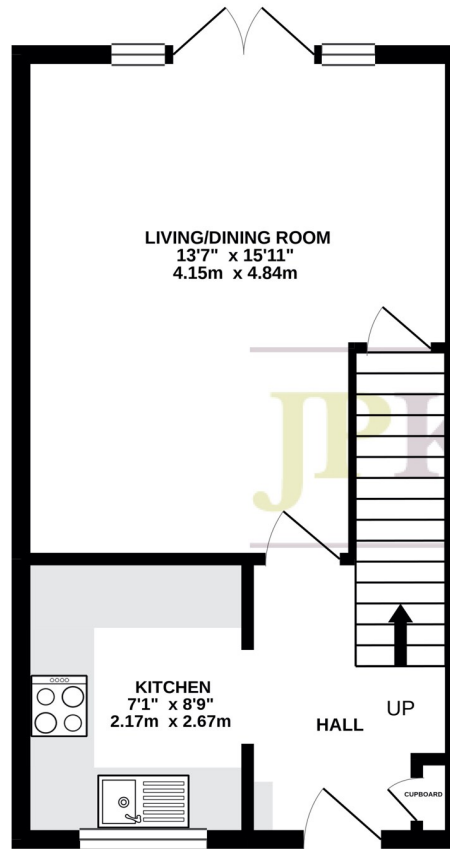
Leave Wallingford via the High Street and cross the bridge over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane. Proceed to the T-junction turn left onto the A4074. After 1.5 miles turn right into Church Road, turn left by the war memorial onto the B4009 (Oxford Road) turn right just before the school into Horseshoes Lane, the property is at the end of the 1st spur on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

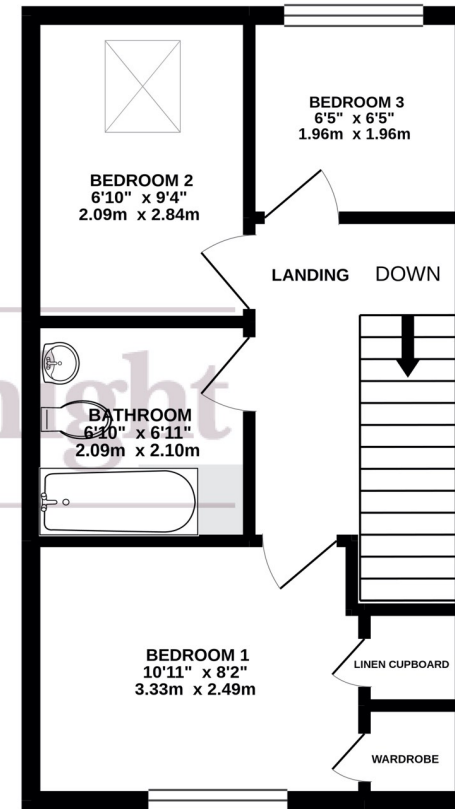
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 667sq.ft. (62.0 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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