

PROPERTY AGENTS

JP Knight



Bell Weather Furlong, Benson OX10 6FA



Bell Weather Furlong, Benson

A fantastic contemporary family home set on this sought after Cala Development in the heart of the village within close proximity of local shops and amenities. With accommodation arranged over 3 floors there are 4 bedrooms, 3 bathrooms along with a bright and spacious 23' kitchen-breakfast-family room, a separate sitting room and cloakroom.

There is a block paved driveway with parking for 2 cars, garage and 40' wide east facing garden.

The property has double glazed windows and gas central heating to radiators.



Tenure - Freehold

Accommodation

Entrance Hall: Staircase with cupboard under, radiator and cloaks cupboard wood style flooring.
Cloakroom: White 2-piece suite, wood style floor, radiator, window and down lighters.

Sitting Room: 20'2 (max) x 10'8 Front aspect walk-in bay window, 2 radiators.

Kitchen/Breakfast/Family Room: 23'1 x 17'9

Modern style kitchen with a range of storage units and worktop, stainless steel sink unit, 5 ring gas hob extractor hood, double electric oven, integrated fridge/freezer, dishwasher, and 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: Large linen cupboard, radiator.

Bedroom 1: 12'5 x 10'6

French doors to a Juliet balcony with glass surround and metal balustrade, radiator.

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

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 10'7
Window to front, wardrobe and radiator.

Bathroom: White 3-piece suite, including handbasin with vanity unit, tiling, radiator, window and down lighters.

Stairs to 2nd Floor landing, window to side, airing cupboard with gas boiler and hot water tank.

Bedroom 3: 14'6 x 10'5

Front aspect, radiator, loft access, down lighter.

Bedroom 4: 10'5 x 7'6

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 and double width driveway.

Rear Garden: Extending to 40' 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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.
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