

PROPERTY AGENTS

**JP**Knight



Sunnyside, Benson OX10 6LZ



## Sunnyside, Benson

With lovely views across the village green, a superb family home in this established residential area close to all the amenities in the village centre. It has extensive parking as well as a gated drive and garage: to the rear a secluded 78' garden. The versatile layout has 3 bedrooms and shower room to the first floor, whilst downstairs it has a 18'10 kitchen/breakfast room, 18'7 sitting room, bathroom, and 2 flexible use rooms. Outside there is a studio/bedroom suite with shower room.

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

## Tenure - Freehold

Accommodation

Entrance Hall: Radiator and stairs to landing.

Sitting Room: 18'7 x 12'5 max. Picture window to the front, feature fireplace with wood mantelpiece and 2 radiators.

Kitchen/Breakfast Room: 18'10 x 16'3 A bright room with window and French doors to the garden, range of storage units, wood worktops, Belfast sink. Electric ceramic hob, stainless steel backplate, extractor hood, double electric oven, wood style floor, 2 radiators, down lighters.

Utility Room: 9'5 x 5'8 Door to garden, cupboards, stainless steel sink, wood worktop, wood style floor, radiator and appliance spaces.





Family Room: 13'2 x 10'8 Rear aspect, wood style floor, radiator, cupboard.  
 Study/Bedroom 4: 10'11 x 9'11 Front aspect, wood style floor, radiator.

Bathroom: 8'5 x 6'1 With a white 3-piece suite including corner bath, tiled walls, window, radiator, painted wood ceiling and cupboard.

Stairs to Landing: Window to rear, loft access.

Bedroom 1: 12'6 x 10'10 Front aspect, radiator, wood style floor, deep wardrobe.

Bedroom 2: 11'5 x 10'5 max. Side window and velux, radiator, wood style floor, airing cupboard.

Bedroom 3: 9'4 x 7'5 Rear aspect, radiator.

Shower Room: Wide tiled shower cubicle, tiling, radiator down lighters and window.

Outside  
 Studio/Guest Suite: 12'1 x 8'8 Double glazed with a wood style floor.

En Suite Shower/Wet Room: Fully tiled with hand basin, low level wc, shower unit and drain, down lighters.

To the Front: A gravel/cobble effect drive with side fence and hedging.

Gated Drive: 22' x 13' Cobble effect leading to:

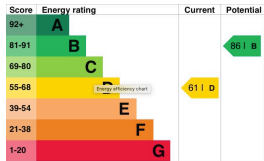
Garage: 16' x 8'9 Up/over door, door to garden.

Rear Garden: A fabulous feature it extends to 78' in length and has a full width paved terrace leading to a central lawn. A path leads to the studio and onto a further terrace with ranch style rear fencing.



**Directions**

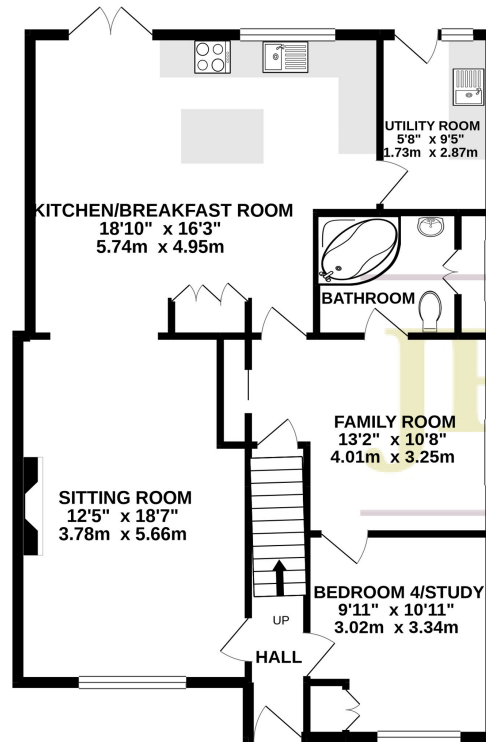
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane. At the end turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, and then immediately left into Watlington Road. At the end of the straight turn first left into Littleworth Road, first right into Sunnyside, proceed to the right bend, follow the road round, the property is on the left.



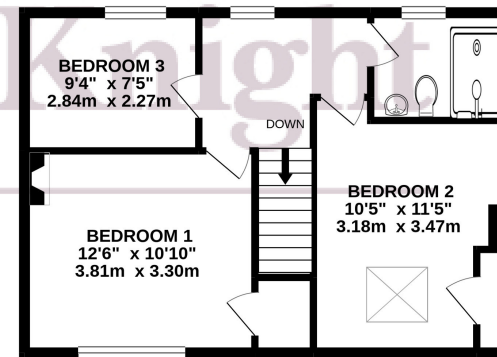
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



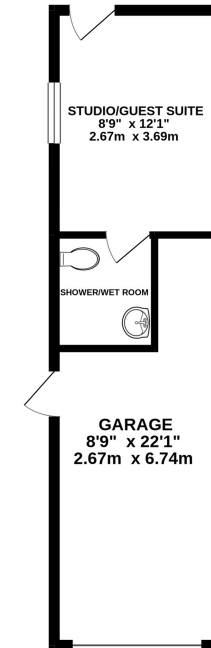
GROUND FLOOR



1ST FLOOR



GARAGE/STUDIO



TOTAL FLOOR AREA : 1463sq.ft. (135.9 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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