

PROPERTY AGENTS

JPKnight



Castle Close, Benson OX10 6SN



Castle Close, Benson

A superb family home in a quiet position just moments from the village centre and its amenities: it features a delightful walled plot with extensive driveway parking and secluded 62' south-easterly garden. The accommodation comprises four bedrooms and two bathrooms to the first floor, downstairs there are 3 reception rooms, shower room/utility and a 15'7 kitchen/breakfast room.

The property is well presented, is double glazed and has gas central heating to radiators.

Tenure - Freehold

Accommodation

Entrance Hall: Side window, tiled floor, 19' long with radiator, staircase and cupboard under.

Sitting Room: 15'4 x 12'10 Featuring a bay window to the garden, fireplace with white decorative surround, marble inset and hearth with fitted log stove. Radiator and French doors to family room.

Office/Study: 12'6 x 8'4 Windows to front and side, wood style floor, radiator.

Family Room: 16'11 x 13'6 Triple aspect with bi-fold doors to the garden and stable door to side, vaulted 10'5 ceiling with 3 velux windows, down lighters and 2 radiators.





Kitchen/Breakfast Room: 19'6 x 15'7 max. Range of storage units, worktops, Rangemaster cooker, extractor hood, appliance spaces, central island unit with breakfast bar, tiled floor, 2 radiators, pelmet and down lighters.

Utility/Shower Room: White 4-piece suite incl. shower and bidet, tiled floor, window, radiator, space for washing machine, gas boiler.

Stairs to Galleried Landing: Front aspect, loft access.

Bedroom 1: 12'10 x 12'4 View of garden, wardrobes, radiator, airing cupboard.

En Suite Shower Room: Fitted with a white 3-piece suite, window, radiator.

Bedroom 2: 11'5 x 10'9 Front aspect, radiator.

Bedroom 3: 11'6 max x 9'6 Rear aspect, shelves,

Bedroom 4: 10'9 x 8'6 Wardrobe, radiator, front aspect.

Bathroom: White 4-piece suite incl. bath and shower cubicle, radiator.

Outside

To the Front: There is an attractive cobbled drive with shrub and plant borders enclosed by brick walling with parking for numerous vehicles.

Rear Garden: A delightful feature the garden extends to 62' and faces south-easterly and enjoys an excellent degree of privacy. There is a full width paved terrace leading to the lawn with established flower and shrub borders. It is enclosed by brick walling. Corner pergola and side gates to the front. Timber Shed.



Directions:

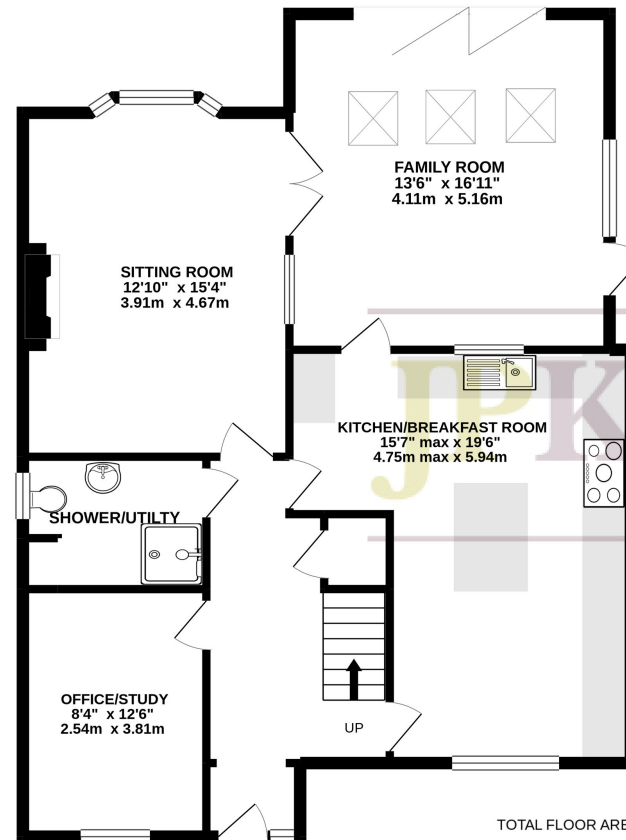
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane, at the end left onto the A4074. After 1.7 miles turn right into Church Road (Benson), turn right at the T-junction into Castle Square, the next right is Castle Close, the property is shortly on the left.

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

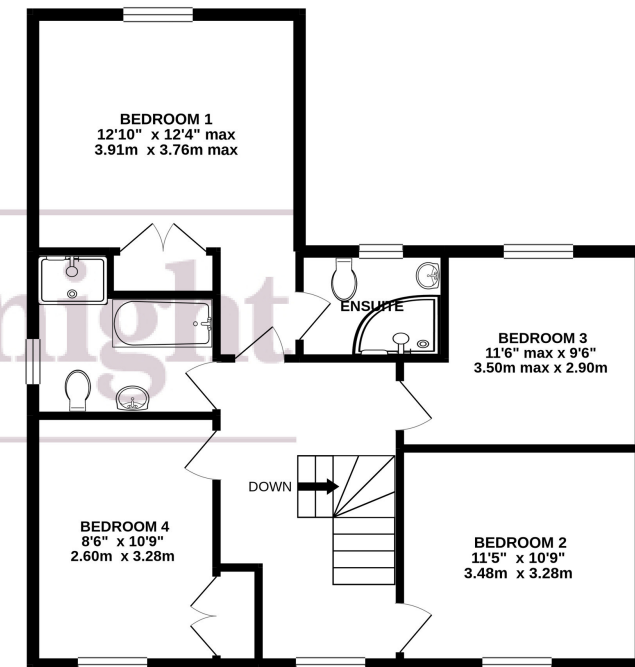
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1701sq.ft. (158.0 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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