

PROPERTY AGENTS

JPKnight



Crown Lane, Benson OX10 6LP



Crown Lane, Benson

Situated in the heart of this sought after village just moments from local shops and amenities a delightful cottage believed to date from c.1870 with later additions. It features a driveway leading to a 31' tandem garage and secluded 85' west, south-westerly facing rear garden with a large terrace and mature lawn bordered by shrubs. In need of modernisation, the property comprises 3 double bedrooms and 2 bathrooms to the first floor, downstairs it has a 28'11 sitting room, 15'2 dining hall, cloakroom and a kitchen.

Tenure - Freehold

The property has leaded light double glazed windows throughout with gas central heating to radiators.

Front door to:

Dining Hall: 15'2 (max) x 12'6 Window to front, radiator, ceiling beam, cupboard.

Sitting Room: 28'11 x 10'11 Window to front and windows and door to rear, two radiators, electric shutter.

Inner Hall: Stairs to landing, storage cupboard, radiator, downlighter.

Kitchen: 16'4 x 9'5 Window and door to rear, range of storage units and worktop, stainless steel sink, electric oven, electric hob with extractor hood above, space for fridge/freezer and washing machine, gas boiler.





Cloakroom: White two-piece suite, radiator and downlighter.

Stairs to Galleried Landing: Loft access, linen cupboard.

Bedroom 1: 20'4 x 11' Window to rear, two radiators, fitted wardrobes, loft access.

En Suite Shower Room: 11'1 x 8'5 Window to front, wide shower cubicle, WC, bidet, twin handwash basin vanity unit, tiled walls, storage cupboard.

Bedroom 2: 13'2 x 10' Window to front, radiator, wardrobe.

Bedroom 3: 14'2 x 10'3 Window to rear, fitted wardrobe, airing cupboard with hot water tank.

Bathroom: 8'9 x 8'1 Four-piece white suite, part tiled walls, radiator, storage cupboard.

Outside

To the front there is a brick wall with iron detail, a brick paved driveway with parking for two cars and a covered porch leading to the front door.

Tandem Garage: 31'3 x 8'4-9'9 Up/over door, door to garden, power.

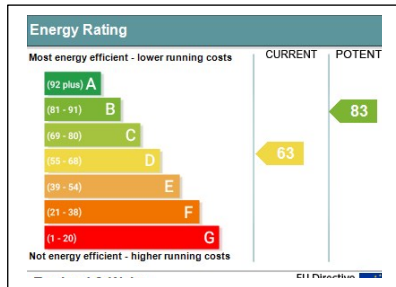
Garden: To the rear there is an 85' west south-west facing garden with a full width paved terrace and pergola, leading to a mature lawn flanked with shrub and plant borders, enclosed by a brick wall and timber fencing.

Shed: 10'2 x 7'10 Window to side and double doors.



Directions

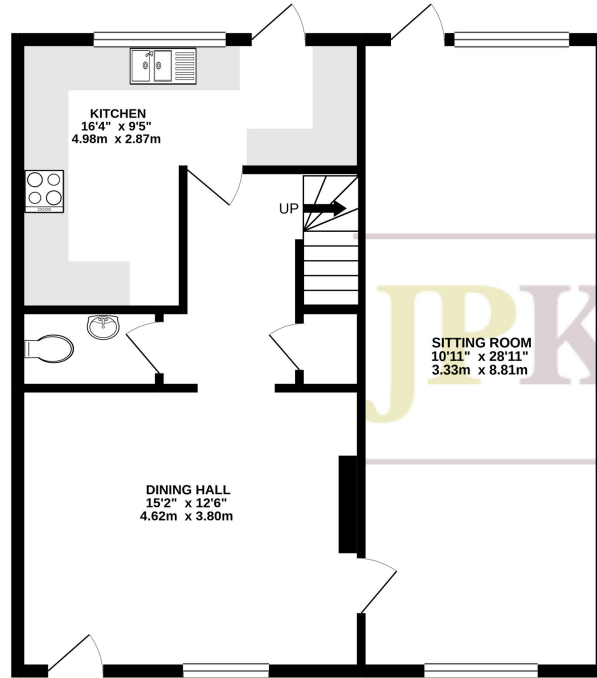
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, this road becomes the High Street. Turn left opposite the Crown Inn into Crown Lane, the property is on the left.



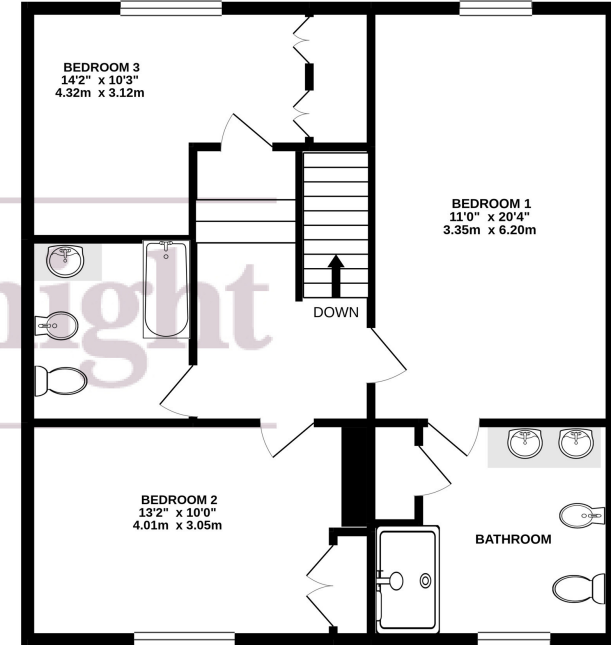
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1539sq.ft. (143.0 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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