

PROPERTY AGENTS

JPKnight



Mill Lane, Benson, OX10 6SA



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A charming grade II listed cottage dating back to the 1800's with many period features and ideally located in a private lane in the heart of this sought after village. The property has a spacious entrance hall open to a kitchen/dining room, a bright and spacious sitting room with feature fireplace: upstairs a bathroom and two double bedrooms.



Benson village is a thriving community with local amenities just a few minutes walk away and within close proximity to riverside walks along the River Thames and easy access to the M40.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators throughout.

Front door to entrance hall: Window to front.
Open to:

Kitchen/Dining room: 18'7 x 12'8 max (L shaped)
Windows to front and rear, terracotta tiled floor, range of storage units and worktop, electric oven, gas hob with extractor hood above, space for washing machine, fridge freezer and dishwasher, wall timbers, two radiators.

Sitting Room: 12'4 x 12'11 Two windows to front, fireplace with brick chimney breast, surround and hearth and coal effect gas fire, storage recess with open shelves and storage cupboard, radiator.





Rear lobby: Understairs cupboard.

Bathroom: Window to rear, three-piece suite, tiling, radiator.

Stairs to landing: Wall timbers, loft access.

Bedroom 1: 11'11 x 9'6 Window to front, fireplace with wooden mantel, two fitted wardrobes, radiator.

Bedroom 2: 10'3 x 8'7 Window to rear, fitted cupboard (boiler), radiator.

Outside

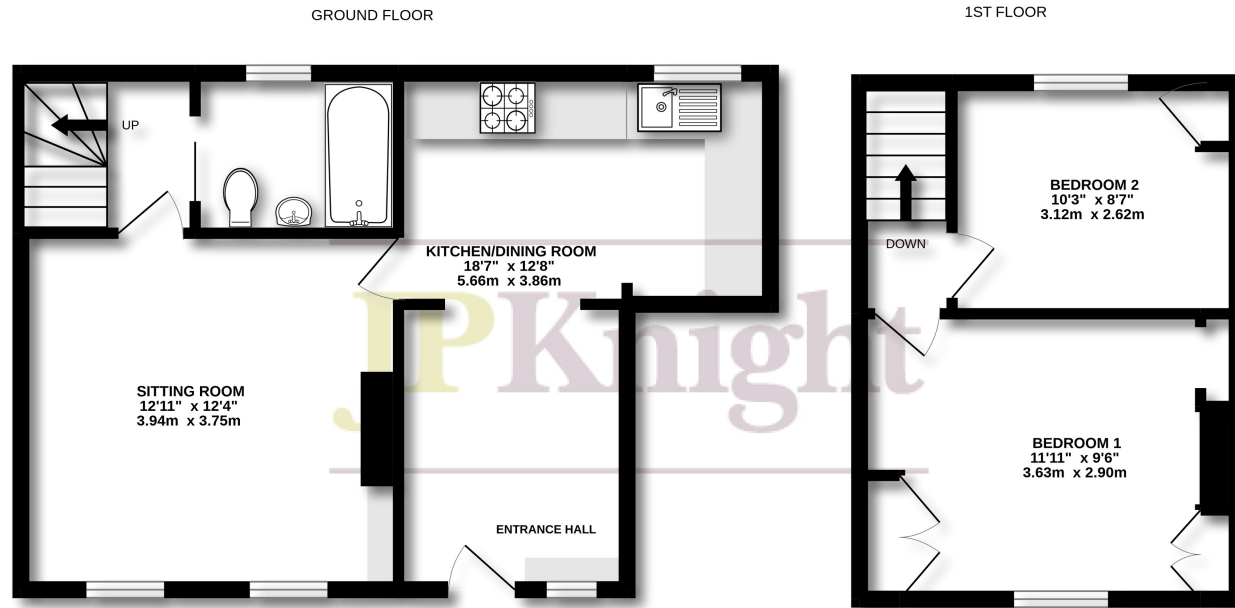
There is street parking to the front of the property.

Ideally located in the heart of the village centre within close proximity to good local amenities, a popular primary school, doctor's surgery and a selection of pubs/cafes.

The River Thames is adjacent to the village with Benson lock a popular place to visit and beautiful countryside walks. There is easy access to the M40.



Directions: Leave Wallingford via the High St 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, follow this round the right bend then the left and Mill Lane is on the right before the shops.



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 : 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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