

PROPERTY AGENTS

JPKnight



Castle Close, Benson OX10 6SN



Castle Close, Benson

A spacious chalet style home set in a quiet position just moments from the shops and amenities of this sought after village.

The accommodation comprises two bedrooms and a bathroom to the first floor. Downstairs there is a light and airy 20'7 double aspect L-shaped living/dining room, kitchen and additional reception room which could also be used as a third bedroom, and cloakroom.

Outside there is a secluded mature garden to the rear, pedestrian walkway to the front and single garage with an adjacent parking space in front.

Tenure - Freehold

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

Accommodation

Entrance Hall: Full height frosted window to rear, under-stairs storage cupboard, parquet floor, stairs to landing.

Cloakroom: Window to rear, white two-piece suite including basin with vanity unit, tiling, chrome radiator.

Kitchen: 9'10 x 9'10 Window to rear and side door to garden, range of storage units with worktop, space for washing machine, dishwasher and fridge, double electric oven, gas hob with extractor hood above, tiled floor, downlighters, radiator.

Sitting Room: 20'7 x 18'11 (L-shaped) Double aspect, gas fire with wooden shelved surround, storage cupboard, three radiators.





Family Room/Bedroom 3: 8'10 x 8'7 Door to garden with glazed sidelight, radiator.

Stairs to landing: Window to side, airing cupboard.

Bedroom 1: 12'2 x 10'2 (excl. wardrobes)
Window to front, two fitted wardrobes, eaves storage, radiator.

Bedroom 2: 12'1 x 9'9 Window to rear, two fitted wardrobes, eaves storage, radiator.

Bathroom: Window to side, white three-piece suite, chrome radiator, tiling, loft access.

Outside

A pedestrian path to the front with a paved pathway and ramp to the front door, a decorative circular paved patio surrounded by slate chips, side gate with access to the rear.

To the rear there is a full width paved area and crazy paved patio adjacent leading to a lawn flanked with mature borders, plants and shrubs, a mature tree, shed and covered storage area with timber fence boundary.

There is a single garage with a parking space to the front close by.



Directions

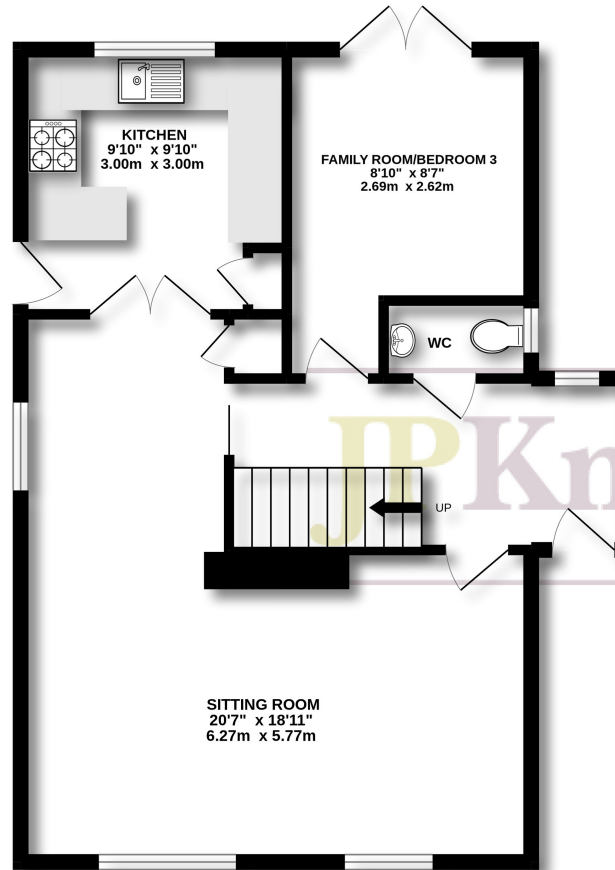
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane, at the end left onto the A4074. After 1.7 miles turn right into Church Road (Benson), turn right at the T-junction into Castle Square, the next right is Castle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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

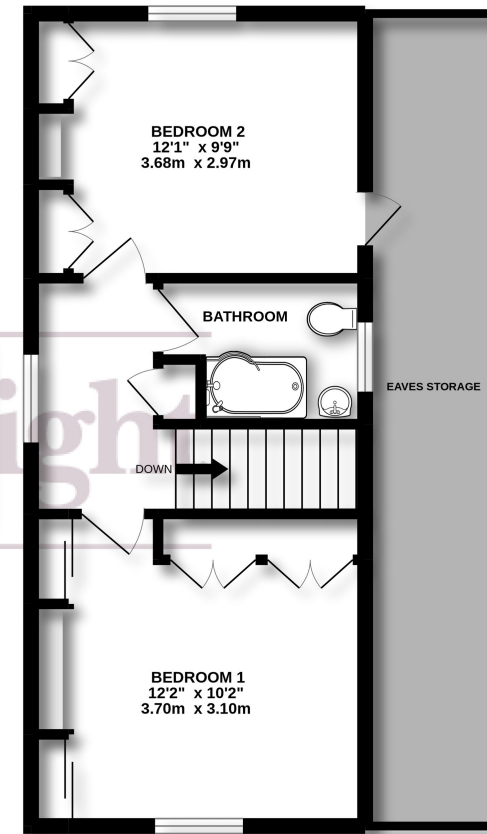
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 979sq.ft. (91.0 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 availability or efficiency can be given.

