

PROPERTY AGENTS

JPKnight



Watlington Road, Benson OX10 6LS



Watlington Road, Benson

An imposing double fronted family home in an established residential area close to local shops and amenities in this sought after village. The superb accommodation extends to 2500sq.ft. and includes 4 double bedrooms, incl. 2 en-suites, a sitting room with log burner, dining and family rooms, study and a 26' kitchen-breakfast room with adjacent utility room. It has ample parking on its gravel drive and it features a fabulous 85' south, southeast facing garden that enjoys an excellent degree of privacy.

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



Tenure - Freehold

Accommodation

Reception Hall: 16'5 x 8'5 Wood floor, stairs to landing, down lighters.

Sitting Room: 17'8 x 15'3 Featuring a wide bay window to the front, fireplace with a stone surround, slate hearth and inset log stove. Display shelving and drawers flank the chimneybreast.

Dining Room: 18' x 10'4 Large bay window to the front, wood floor, fireplace with white surround, cast iron inset and slate hearth.

Study: 9'9 x 8'2 Side aspect.

Kitchen/Breakfast Room: 26'3 x 18'1 Fitted with an extensive range of units incl. an island unit, with wood/granite worktops, Belfast sink, fridge, freezer, Rangemaster cooker with extractor and dishwasher. French doors and side windows to garden, part vaulted/glazed ceiling, wood style floor.





Utility Room: 11' excl. rear lobby x 6'6 White sink, cupboards, appliance spaces, gas boiler, wood style floor: rear lobby with door to garden.
Cloakroom: White 2-piece suite, down lighter, wood style floor and window.
Family Room: 13'6 x 9'9 French doors to the garden, open way to the kitchen.

Stairs to Galleried Landing: Arched window to the front, airing cupboard.

Bedroom 1: 14'8 x 11'8 (excl. door and wardrobes) Rear aspect and 2 wardrobes.

En Suite Shower Room: White 3-piece suite incl. a walk-in shower, tiling, velux window and down lighters.

Bedroom 2: 16' x 8'8 Front aspect.

En Suite Shower Room: White 3-piece suite with walk-in shower, tiled floor, window, down lighters.

Bedroom 3: 21'3 x 9'8 Rear aspect.

Bedroom 4: 16' x 12'8 max. Window to the front.

Bathroom: 13'6 x 10'11 Fitted with a 4-piece white suite incl. freestanding bath and shower cubicle, centre arch, down lighters, tiled floor.
Outside

To the Front: There is an extensive gravel drive with timber side fences and laurel hedge to the front.

Rear Garden: A delightful feature facing south, southeast and extending to 85' in length. There is a full width paved terrace with raised flowerbeds and a row of shrub planting with opening to the main lawn. Offering excellent seclusion with well stocked border beds and a partly concealed play area to the rear.

Workshop/Store: 19'6 x 11'6 Light and power.



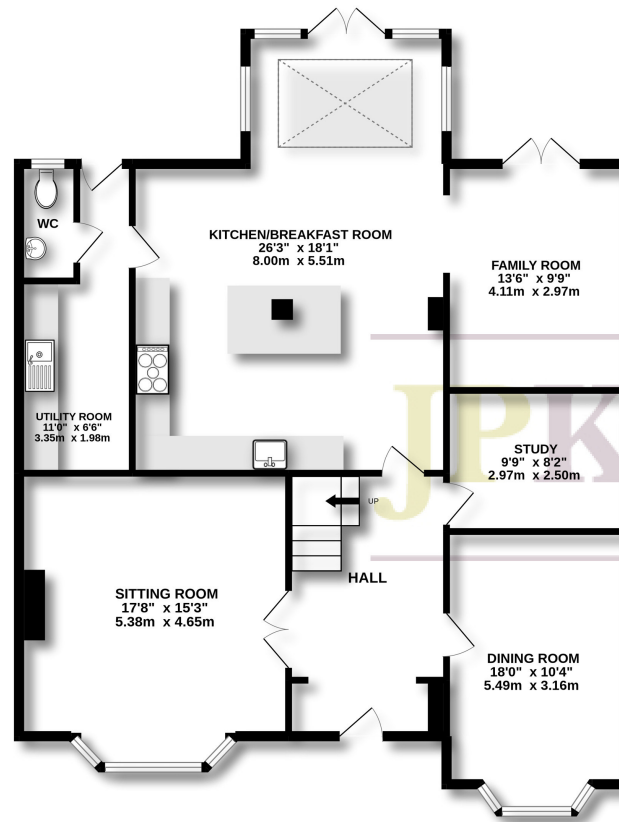
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T-junction towards the village and immediately left into the Watlington Road (B4009) the property will be found after 2 bends on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		

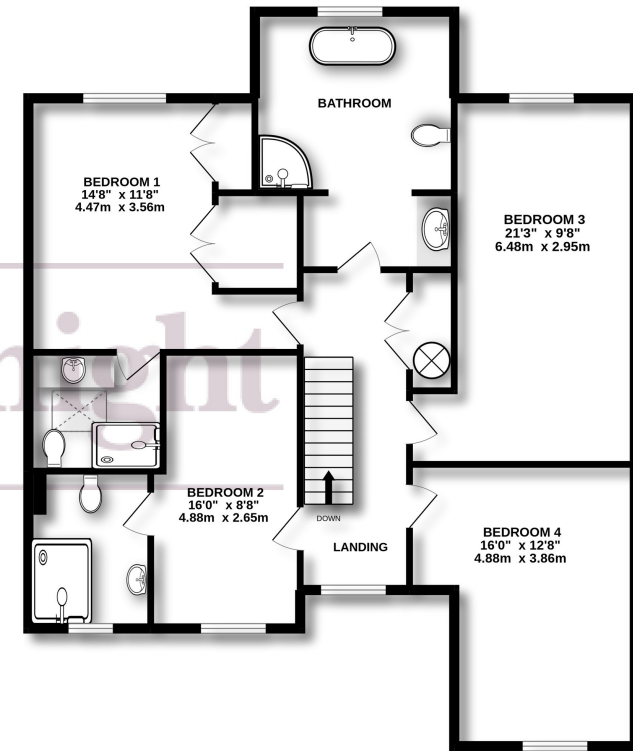
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 2540sq.ft. (236.0 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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