

PROPERTY AGENTS

**JP** Knight



Brook Street, Benson OX10 6LQ





## Brook Street, Benson

A characterful Grade II listed cottage with many period features dating back to early 17<sup>th</sup> Century with later additions. Sitting in a beautiful secluded 1/5 acre plot it features a gated driveway and parking for several cars.

Located in the heart of this sought after village within walking distance of local shops and amenities, the spacious accommodation comprises four bedrooms and a bathroom to the first floor. On the ground floor there are three reception rooms, kitchen, utility and WC with re-configuration/extension potential.



## Tenure - Freehold

Accommodation

Entrance lobby: recessed cloaks area.

Sitting Room: 14'7 x 14'2 Double aspect, fireplace with brick surround, tiled hearth and wooden beam mantel with exposed brick above, brick/wooden TV shelf, recessed wall shelf, ceiling timbers, two radiators. Double doors to: Family Room: 16'2 x 12'8 Double aspect, ceiling timbers, radiator.

Kitchen: 12'3 x 11'0 Double aspect, range of storage units and worktop, space for fridge/freezer and dishwasher, single oven and integrated microwave, gas hob and extractor hood above, radiator, boiler.

Dining Room: 14'9 x 11'4 Two windows to rear, ceiling and wall timbers, fitted bookshelves, radiator, stairs to landing.







Utility: 11'0 x 8'3 (max) Two windows to side, space for washing machine and tumble dryer, stainless steel sink unit, storage cupboard, radiator.

Cloakroom: Window to side, WC, tiling.  
Rear lobby with door to garden: radiator.

Stairs to landing: Window to rear and side, Velux window, ceiling and wall timbers, storage cupboard, radiator.

Bedroom 1: 13'10 x 9'2 (excl. wardrobes) Two windows to front, two fitted wardrobes, radiator, loft access.

Bedroom 2: 12'7 x 8'4 (excl. wardrobes) Window to rear, two fitted wardrobes, radiator.

Bedroom 3: 14'9 x 7'1 Window to side, fitted wardrobe, wall timbers.

Bedroom 4: 9'10 x 12'4 Window to front, fitted wardrobe, radiator.

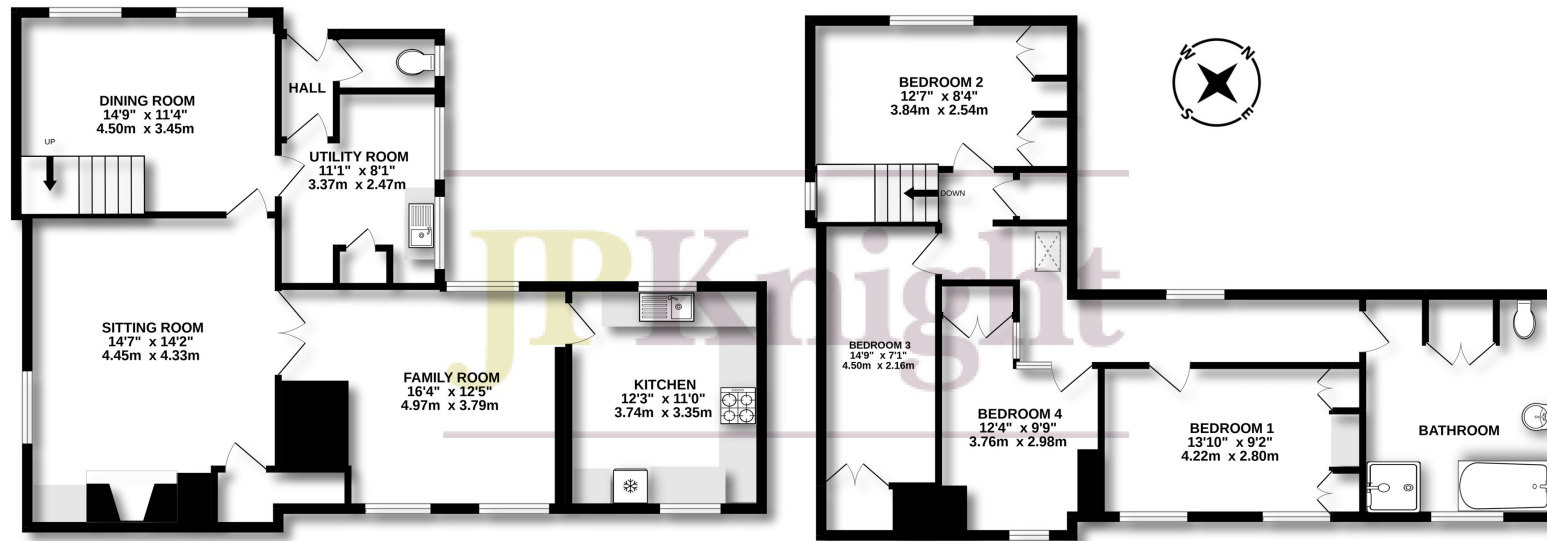
Bathroom: Double aspect, four-piece suite, tiling, airing cupboard, radiator.

#### Outside

A five bar and pedestrian gate leads from the road to a spacious parking area for several cars with a gravel path to a large, paved terrace and newly laid lawn flanked with flower beds, mature trees, beech hedge. Upper lawn with shrub borders, decking area, shed, timber and trellis fence boundary and further side gate access to the front.

There is also street parking to the front with space for decorative pots and planters.





TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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**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.



#### 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 Benson on Church Road, turn right at the T-junction onto the B4009, follow the road to the right, it becomes the High Street and then Brook Street. The property is on the left opposite Observatory Close.

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