

PROPERTY AGENTS

JPKnight



St Helens Way, Benson OX10 6SP



St Helens Way, Benson

A rare opportunity to acquire this fabulous chalet style property set in a stunning setting in a secluded residential area in the heart of this popular village with close proximity to shops and amenities.

The property benefits a spacious living room open to a large kitchen with a conservatory beyond.

There is also a separate dining room and shower room. On the first floor there are two double bedrooms and a further shower room.

The property abuts a pretty brook with a large manicured lawn to the front, raised shingle terrace and decking area to the side. To the rear there is a decorative paved and cobble terrace with raised beds and bridge over the stream. There is gated access to the street behind with a garage and utility room.



Tenure - Freehold

The property is double glazed throughout with gas central heating.

Accommodation

Entrance lobby: window to side, downlighters. Open to: Sitting Room: 20'9 x 18'10 (L-shaped) Double aspect with window and sliding doors to front and French doors to side, fireplace with marble hearth and surround and stone effect mantel, downlighters, two radiators, store cupboard. Open to:

Kitchen: 17'8 x 11'11 (max) Window to side and door to rear, range of storage units with worktop, electric oven, gas hob with extractor hood above, integrated fridge, downlighters. Open to:

Utility area: 6'8 x 6'6 Window to side, storage units and worktop, Belfast sink, space for washing machine and fridge/freezer downlighters, boiler.

Conservatory: 11'11 x 11'10 Brick base with glazed surround and French doors to garden.

Cloak/shower room: Window to rear, three piece suite, tiled wall and floor.





Dining Room: 8'8 x 18'9 (including staircase) Window to rear, radiator, downlighters, under-stair cupboard, storage cupboard, stairs to landing.

Stairs to landing: Window to side, three storage cupboards, airing cupboard, downlighters.

Bedroom 1: 11'11 x 11'8 Window to front, radiator, three fitted wardrobes, downlighters.

Bedroom 2: 11'10 x 9'11 Window to rear, radiator, downlighters, two fitted wardrobes.

Shower Room: Window to side, white three piece suite including basin with vanity unit, tiled walls, loft access, chrome radiator.

Outside

The property is accessed to the front via a footpath, wrought iron gate and steps to a raised shingle terrace leading to the front door.

Flanked on one side with mature flower beds and hedges there is a well manicured lawn with a slate chip area abutting the stream with mature trees and shrubs. To the side there is a raised decked area with wooden balustrade and steps to a paved area on the stream edge with retaining wall flower beds and steps to the rear.

The rear garden is landscaped with block paving and cobbles with a timber fence boundary, planted borders and circular raised bed. There are steps with a pergola leading to a bridge over the brook. There is a gate to the street behind and access to the garage and utility room.

Utility Room: 9'1 x 8'9 Space for tumble dryer and chest freezer, light and power and door to garage.

Garage: 19'2 x 17'2 Electric up and over door, window to side, door to garden and utility.

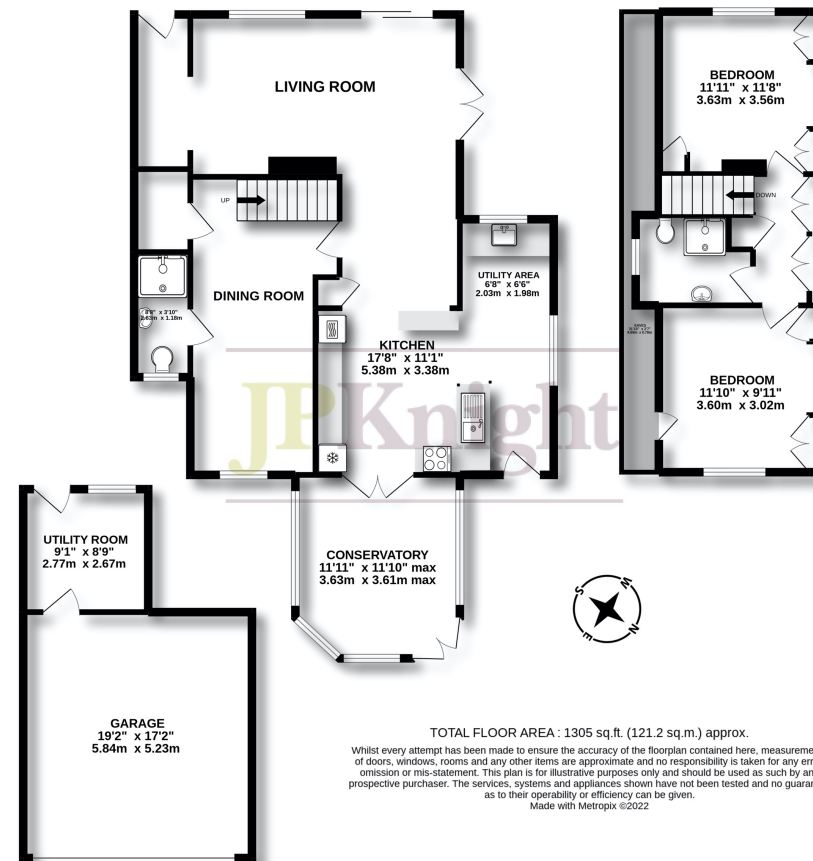


Directions

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, turn immediately right into St Helen's Avenue. The second left is St Helen's Way, continue to the end and take the right hand turn and the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
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.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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.
Made with Metropix ©2022