

PROPERTY AGENTS

**JP**Knight



Brook Street, Benson OX10 6LQ





## Brook Street, Benson

Set in the heart of this popular village and just moments from its shops and amenities, a charming period cottage that is believed to date from c.1900.

The property comprises a 22' living/dining room, an attractive 12'8 kitchen, a luxury 4-piece bathroom and 2 bedrooms.

Outside there is an adjacent drive (for a small car) with gate to the garden which is secluded, set to lawn with established borders. It features a timber studio and store.



## Tenure - Freehold

Accommodation  
Front door to:

Living/Dining Room: 22'4 x 11'9 Window to the front, fireplace with a white surround and coal effect gas fire, wood floor, fitted cupboards and shelving, two radiators, stairs to landing with cupboard under, feature internal window to kitchen.

Kitchen: 12'8 x 11'2 (L-shaped). Attractively fitted with cream storage units and wood worktops, white sink unit, Rangemaster cooker, extractor hood, fridge/freezer and dishwasher. Space for washing machine, slate floor, spotlights and radiator. Door and window to the side with two Velux windows.







#### Outside

To the Front: Driveway for a small car (approximately 17' x 7'5) gate through to the garden and terrace beyond. Pat to the front door with established front border.

Bathroom: 8'1 x 7'1 Fitted with a white 4-piece suite including a freestanding bath and tiled shower cubicle, tiled floor, chrome radiator and window.

Stairs to Landing: Loft access.

Bedroom 1: 11'1 x 9'5 Front aspect, fitted wardrobe, radiator, egg and dart cornice with ceiling rose, cupboards & storage units flanking the bed recess.

Bedroom 2: 10'10 x 9' Rear aspect, radiator and 2 cupboards, one over the stairs.

Re Garden: A lovely feature the garden comprises a central lawn with raised brick flowerbeds, it is enclosed by timber fencing, paved terrace by the studio, gravel seating area to the side of the property with a gate through to the drive.

Outside cupboard.

Timber Studio 11'6 x 7'6 Double glazed doors and window to the front.

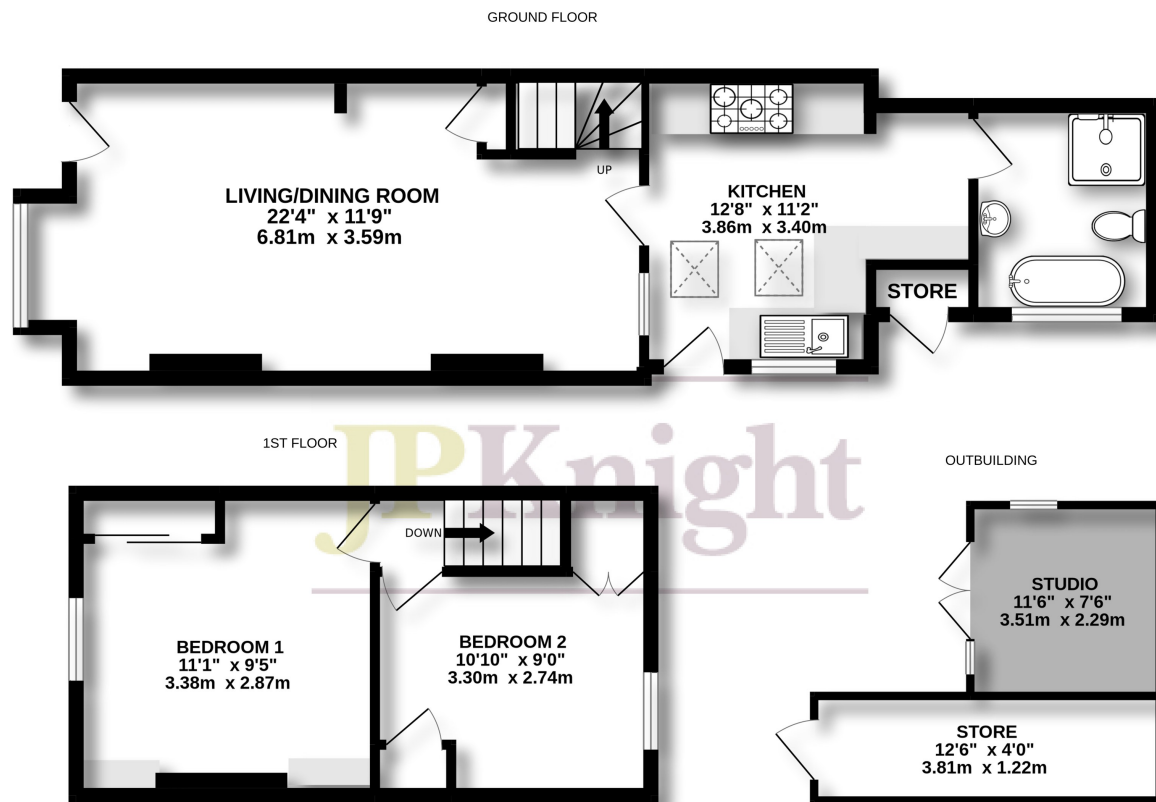
Attached Shed: 12'7 x 4' Door to the front.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	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 : 712 sq.ft. (66.1 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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