

PROPERTY AGENTS

**JP**Knight



Sunnyside, Benson OX10 6LZ





## Sunnyside, Benson

On the market for the first time on over 50 years, a spacious semi-detached single storey property set on a fabulous plot in this sought after location with lovely views across the village green and close proximity to the local shops and amenities.

Accommodation benefits a 23' double aspect living room leading to a conservatory, spacious kitchen and utility room, two double bedrooms and a large bathroom.

To the rear there is a 75' established landscaped garden, and a picket fenced front garden with driveway parking for several cars leading to a garage.

## Tenure - Freehold

Accommodation

The property has oil fired central heating and mostly double glazing throughout.

Entrance porch with front door and glazed sidelight to:

Entrance Hall: Wood style flooring, radiator with cover, loft access.

Living Room: 23'3 x 11'11 Window to front and sliding doors to conservatory, fireplace with electric fire, marble surround, tiled hearth with brass fender and wooden mantel, two radiators, shelving recess and cupboard.

Conservatory: 11'4 x 7'9 French doors with glazed sidelights to rear, exposed brick walls, electric storage heater.







Kitchen: 16'5 x 9'2 Window to side, range of storage units with worktop and sink unit, space for oven, two-way wardrobe with bedroom 2, airing cupboard, radiator.

Utility: 12'9 x 5'6 Velux window, storage units with worktop, space for fridge/freezer and washing machine, tall storage cupboard, radiator.

Bedroom 1: 12'11 x 10'9 Window to front, three fitted wardrobes, cloakroom with WC and hand wash basin.

Bedroom 2: 14'7 x 10'8 Walk-in Bay window to rear, two fitted wardrobes, radiator.

Bathroom: 10'10 x 9'3 Window to rear, white four-piece suite including shower and bidet, panelled dado, two radiators, two storage cupboards.

#### Outside

The front of the property has a picket fence with gated access and pathway to the front door flanked with flower borders, mature shrubs and lawn, hedge and timber fence boundary. The long driveway has parking for four cars leading to the garage.

Garage: 18'3 x 8'7 Window to rear, up and over door, power and light.

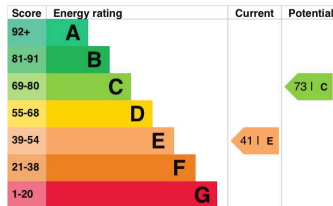
Covered side passage: 23'6 x 3'1 Doors to driveway, rear garden and garage, tiled floor, exposed brick wall.

The rear garden has a crazy paved patio with sunken flower bed and rockery. Steps lead to the lawn interspersed with trees, and trellis feature. There are two greenhouses, log store, oil tank and timber fence boundary.

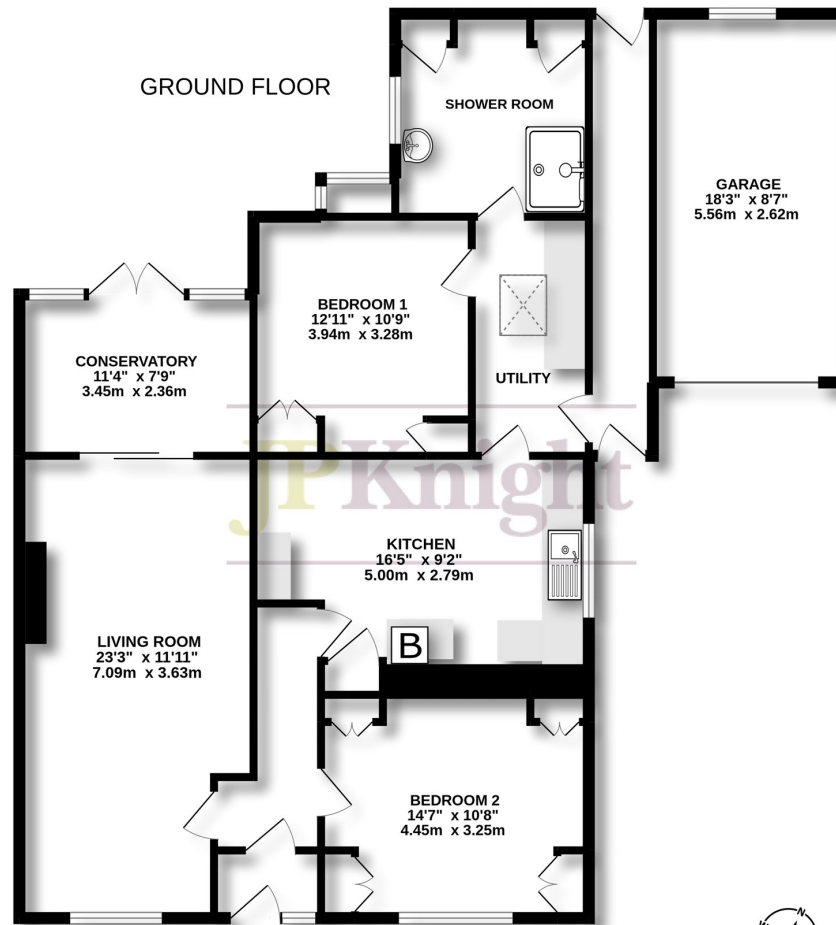


**Directions**

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 right at the War Memorial, and then immediately left into Watlington Road. At the end of the straight turn first left into Littleworth Road, first right into Sunnyside, proceed to the right bend, follow the road round, the property is on the left.



**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 : 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 operability or efficiency can be given.  
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