

PROPERTY AGENTS

JPKnight



High Street, Benson OX10 6RP



High Street, Benson

A charming Grade II listed property dating back to 17th Century in need to some modernisation and boasting a wealth of period features including an Inglenook fireplace and exposed beams throughout.

Conveniently located just a few minutes walk to the village centre shops and amenities and the River Thames, this characterful cottage benefits a spacious living room, dining room and kitchen. Bedroom 1 has an imposing vaulted ceiling and a further double bedroom. There is also a 13' loft room and small cellar.

Outside there are two parking space to the front and a 32' courtyard garden with gated access to the rear.



Tenure - Freehold

Accommodation

Entrance Hall: Lobby with quarry tiled floor.

Living Room: 17'0 x 12'4 Window to front, ceiling and wall timbers, Inglenook fireplace with Quarry tiled hearth, timber mantel, brick base and surround and log stove, fitted shelves.

Dining Room: 12'11 x 11'0 Window to front, ceiling timbers, fireplace with exposed brick chimney breast, radiator, access to cellar (7'0 x 7'0), stairs to landing.

Kitchen: 8'10 x 8'8 Window to rear and door to garden, range of storage units and worktop, stainless steel sink, appliance space, wall and ceiling timbers.





Stairs to landing: Ceiling and wall timbers, fitted bookshelves, electric storage heater.

Bedroom 1: 13'4 x 11'0 (10'6 ceiling height)
Window to front, ceiling and wall timbers, airing cupboard.

Bedroom 2: 14'6 x 9'4 Window to front, ceiling and wall timbers, radiator.

Bathroom: Window to front, three-piece suite, tiling, radiator.

Loft room: 13'1 x 12'7 Window to rear, ceiling and wall timbers, storage cupboards.

Outside

There are parking spaces for two cars to the front and to the rear there is a 32'8 courtyard garden with hard standing, timber fence and stone wall boundary and gated access to the rear over a neighbouring property.

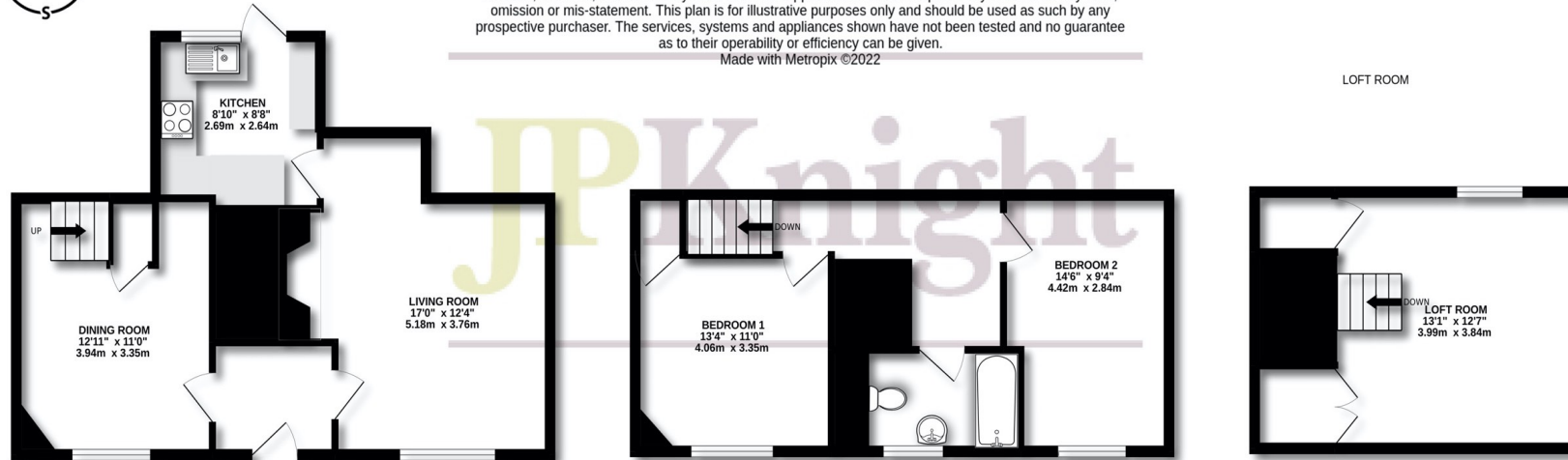




TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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 the property can be found on the left hand side.

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