

PROPERTY AGENTS

**JP**Knight



Brook Street, Benson OX10 6LH





## Brook Street, Benson

Featuring a magnificent plot extending to a 5<sup>th</sup> of an acre with country views to the rear is this spacious detached five bedroom chalet style property ideally located within walking distance of the village centre shops and amenities.

Accommodation benefits a large open plan kitchen/dining room, living room with log stove, three double bedrooms on the ground floor, two bathrooms and two further bedrooms on the first floor.

The rear garden is a stunning feature extending to 118ft with a paved terrace, established lawn with well stocked borders, mature shrubs and trees, summerhouse and shed. There is a block paved driveway with parking for several cars and gated access to a garage and insulated store at the side.



## Tenure - Freehold

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

Accommodation

Entrance Hall: 25'4 x 8'10 Covered radiator, wood floor, space saving staircase to 1st floor, airing cupboard, walk-in storage/cloaks cupboard.

Kitchen/Dining Room: 22'1 x 15'1 (max) Triple aspect with stable door to the garden, extensive range of eye and base level storage units including glazed display cabinets and worktop, Marshall "AGA" style range cooker (oil fired and timed with a triple circuit for heating, hot water and cooking), integrated dishwasher and washing machine, tiled floor, downlighters, radiator.

Living Room: 17'5 x 12' (max) Window and sliding doors to rear garden, fireplace with stone tiled recess, stone hearth, oak surround and log stove, wood floor, covered radiator.

Bedroom 1: 13'1 x 11'10 Bay window to front, wood floor, radiator.







Ensuite Shower Room: Window to side, white three-piece suite, tiled wall and floor, chrome radiator, downlighters.

Dressing Room: 9'11 x 4'6 Range of hanging rails and shelving, wood floor, downlighters.

Bedroom 2: 9'9 x 9'3 Window to front, wood floor, radiator.

Bedroom 3: 9'9 x 9'6 Window to side and Velux, recessed book shelving, wood floor, radiator.

Bathroom: Window to side, white three-piece suite, tiled walls and floor, radiator.

Space saving staircase to 1<sup>st</sup> floor landing with scaled ceilings and 6'5 central height, Velux window.

Bedroom 4/Office 16'4 x 7'6 Two skylights, scaled ceilings, radiator, downlighters.

Bedroom 5: 20'1 x 7'3 Two Velux windows overlooking the garden and fields beyond, built-in eaves storage, radiator.

#### Outside

The rear garden has a large paved terrace with brick wall and steps leading to a mature lawn flanked with well stocked shaped borders interspersed with shrubs and trees, garden shed, pond, summerhouse with decked dining area and pergola, pathway to vegetable garden, gated access to side, timber fence and brick wall boundary with country views.

Summerhouse: 9'0 x 9'2 Timber framed with two windows and French doors, light and power.

The front has an elevated block paved driveway with parking for several cars leading to a gated drive to the garage at the side. There are raised planted flower beds with a retaining brick wall.

Garage: 15'8 x 9'5 Two windows to side and double doors to front, power and light.

Store: 9'6 x 8'1 Door and window to garden, power and light, fully insulated: could be used as a garden office.



## 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 can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	50   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.

