

PROPERTY AGENTS

**JP**Knight



Triggs Mead, Benson OX10 6FZ





## Triggs Mead, Benson

A magnificent double fronted detached family home, beautifully presented with 2200sq.ft of accommodation it has 5 bedrooms and 3 bathrooms. The ground floor has a central reception hall leading to 3 reception rooms, cloakroom, utility and a fabulous 23' x 24' kitchen-breakfast room. Built by renowned developer Cala Homes in 2021, it is one of the largest homes within this popular site, and is within easy walking distance of the village amenities. It has extensive driveway parking and a large double garage whilst to the rear a 60' garden, with a lovely array of newly planted trees and shrubs.



## Tenure - Freehold

### Accommodation

The property is double glazed with gas central heating to radiators.

Reception Hall: 13'11 x 11'2 Amtico wood style floor, staircase and extensive range of cupboards.  
Cloakroom: White 2-piece suite, tiling, radiator.

Sitting Room: 18'10 x 11'6 French doors open to the garden.  
Dining Room: 12'9 x 11'6 Walk-in bay window to front.  
Family Room: 11'6 x 10'10 Walk-in bay window to front.

Kitchen/Breakfast/Living room: 24' x 23'2 (L-shaped)  
A well equipped kitchen set in a stunning space, with range of cupboards including an island, integrated gas hob, extractor, double electric oven, fridge/freezer and dishwasher. Pelmet lighting, Amtico wood style floor, 2 sets of doors to garden and velux window.







Utility Room: 7'3 x 5'8 Appliance spaces, sink and cupboards, door to driveway.

Stairs to Galleried Landing: Attractive central balustrade, airing cupboard.

Bedroom 1: 12'3 x 11'6 Front aspect.

Dressing Room: 6'9 x 5'6 Hanging rails.

En-suite Shower Room: Fitted with a white 3-piece suite, window.

Bedroom 2: 12'4 x 11'6 Wardrobes and window to the front.

En-suite Shower Room: White 3-piece suite, window.

Bedroom 3: 11'6 x 9'8, Wardrobe and front aspect.

Bedroom 4: 11'7 x 9'9 max. Front aspect.

Bedroom 5: 11'4 x 6'6 Front aspect, loft access.

Bathroom: Fitted with a white 4-piece suite.

Outside

To the front: Extensive block paved driveway leading to the garage, gravel across the front of the house with path to front door.

Double garage: 19'8 x 19'7 up/over door, power, gas boiler, door to garden.

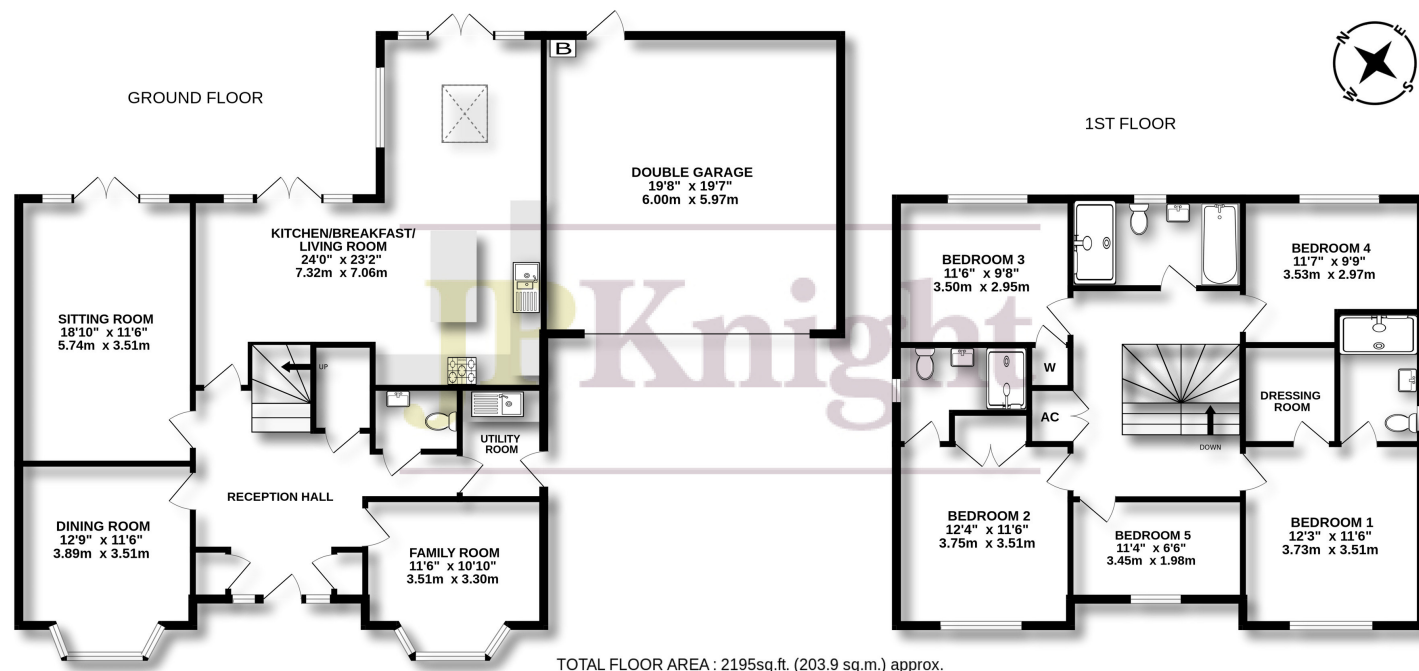
Rear Garden: Lovely feature it extends to 60' in width. It has a paved terrace with a paved path and large area of lawn there are a range of young trees planted in borders, to the side paved bin store with gate to front.



Directions: Turn right from our offices, right at the traffic lights into the High Street and proceed across Wallingford bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane then left onto the A4074. Follow this until reaching the main roundabout, take the 2nd exit onto Oxford Road, Benson, B4009. Take the left at the mini roundabout into Littleworth Road, left into Bonners Mead, left again into Bell Weather Furlong, the 2<sup>nd</sup> right is Triggs Mead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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 : 2195sq.ft. (203.9 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 ©2023