

PROPERTY AGENTS

JPKnight



Old Barn Close, Benson OX10 6LN



Old Barn Close, Benson

A delightful family home tucked away in this small cul-de-sac in the centre of this popular village within easy walking distance of its shops and amenities. The property comprises 3 bedrooms and a bathroom to the 1st floor whilst, on the ground floor there is a large entrance hall, cloakroom, kitchen, a dining room with open way to the sitting room with fireplace.

There is a block paved driveway at the side with an area of lawn to the front of the house. The rear garden offers excellent seclusion with an area of lawn, studio and part covered paved terrace and shed.



Tenure - Freehold

Accommodation

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

Entrance Hall: 15'11 x 14' (L-shaped) It has a wood style floor, radiator and stairs to landing with cupboard under.

Cloakroom: White 2-piece suite, wood style floor, radiator and window.

Dining Room: 10'11 x 8'9 Window to rear, radiator and wood style floor. Open way to:

Sitting Room: 16'6 x 11'11 French doors open to the garden, fireplace with a white surround, marble inset and hearth, coal-effect gas fire. Radiator, wood style floor.





Kitchen: 13'5 x 7'11 Fitted with a range of storage units, worktops and stainless steel sink. Electric ceramic hob, extractor hood, double electric oven, dishwasher. Further appliance spaces, wood style floor and radiator: window to front.

Stairs to Landing: Window to front, airing cupboard and loft access.

Bedroom 1: 15'8 x 11'10 Window overlooking garden, cupboard and radiator.
 Bedroom 2: 11' x 8'11 Rear aspect and radiator.
 Bedroom 3: 7'11 x 6'6 Front aspect, radiator.

Bathroom: Fitted with a white 3-piece suite including a shower with screen above the bath, tiling, chrome radiator and window.

Outside
 To the Front: Area of lawn with flowerbed border, timber side fences and a block paved drive with paved path to the front door.

Timber Shed: 11'2 x 7'5 Doors to drive and garden, power.

Rear Garden: Featuring an excellent degree of privacy it has a central area of lawn, side terrace, partially covered with storage cupboards. Raised side border bed, enclosed by timber fencing.

Studio: 15'10 x 8'10 Full width glazing to the front with French doors (double glazed) power.



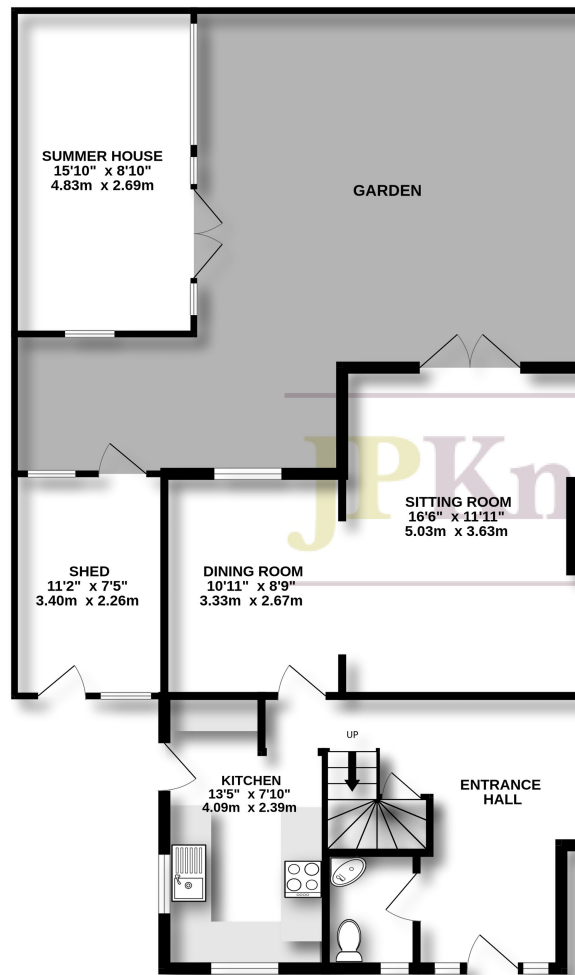
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Benson on Church Road, turn right at the T-junction onto the B4009, follow the road to the right, it becomes the High Street and then Brook Street. Old Barn Close is along on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.



GROUND FLOOR



TOTAL FLOOR AREA : 1054sq.ft. (97.9 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.
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1ST FLOOR

