



Benson Road, Ewelme OX10 6HB





## Benson Road, Ewelme

A beautiful Grade II listed 'chocolate box' cottage dating from the mid 17<sup>th</sup> Century. Nestled in its own private grounds of a fifth of an acre including a secluded walled east facing garden, this family home has versatile living accommodation with an abundance of stunning period detail. Set in an idyllic, semi-rural location on the edge of the highly sought after village of Ewelme and with ample amenities available in nearby Benson. The property extends to over 2100 sq.ft. and comprises double aspect sitting room with Inglenook fireplace, dining room with original brick floor and corner brick fireplace, study, office and attractive kitchen/breakfast room: in addition, it has a shower room and luxury 4-piece bathroom with 3-4 bedrooms arranged over the 1<sup>st</sup> and 2<sup>nd</sup> floors.



## Tenure - Freehold

Front door opens to:

Sitting Room: 16'10 x 14'1 A stunning double aspect room with painted beams and a magnificent brick inglenook fireplace, with oak bressummer and stone hearth. Attractive recessed display shelving, 2 radiators, staircase.

Office/Side Lobby: 13'5 x 7'2 double aspect with a door to side, radiator, central beam and oil boiler.

Dining Room: 14'1 x 13'11 Leaded light window to front, original brick floor, corner brick fireplace with stone chimney breast, painted ceiling beams, radiator and under stair cupboard.

Kitchen/Breakfast room: 16'1 x 8'10 Attractive range of modern units with granite worktops, stainless steel sink, gas hob with extractor hood, double electric oven, further appliance spaces. A bright room with French doors and window to the garden and door to side. Wood floor, radiator and down lighters.







Inner Lobby: Door to garage.

Shower room: Fitted with a white 3-piece suite, window, radiator and downlighters.

Study: 8'2 x 8'0 Rear aspect and wood floor.

Stairs to 1<sup>st</sup> Floor Landing.

Bedroom 1: 14'9 x 13'11 Double aspect with ceiling beams, radiators and wardrobes flanking chimney breast.

Family Room/Bedroom 4: 14'8 x 10'10 Front aspect, stairs to 2<sup>nd</sup> floor, beamed ceiling, radiator, door to large eaves cupboard.

Bathroom: Fitted with a white 4-piece suite including roll top bath and separate shower cubicle, tiling, limestone floor, radiator and down lighters.

Stairs to 2<sup>nd</sup> Floor: Access to a large eaves space (10'10 in length with a maximum height of 4'7)

Bedroom 2: 14'11 x 14'9 (at floor level) Window to the side, 2 skylights, wood floor, wardrobe, ceiling beams and radiator, downlighters.

Bedroom 3: 14'9 x 7'9 Window to the side, wood floor, ceiling beam, radiator, down lighters.

Outside

To the front:

Set back from the road the house features an in/out gravel drive with extensive parking, with an area of lawn to the front, stone wall to one side and trellis to the other, box hedge across the front of the house with path to the front door.

Garage: 13'1 x 11'8 Twin doors open to the drive, door to the house, space for washing machine and tumble dryer.

Rear Garden:

A delightful feature the garden faces east and enjoys total privacy. There is a central lawn, steps rise to a brick terrace with low retaining wall, to one side is a raised brick bordered flower bed with established plants and further mature trees to the rear. The gardens are enclosed by brick and block walling with a side gate to the front. Timber garden shed.

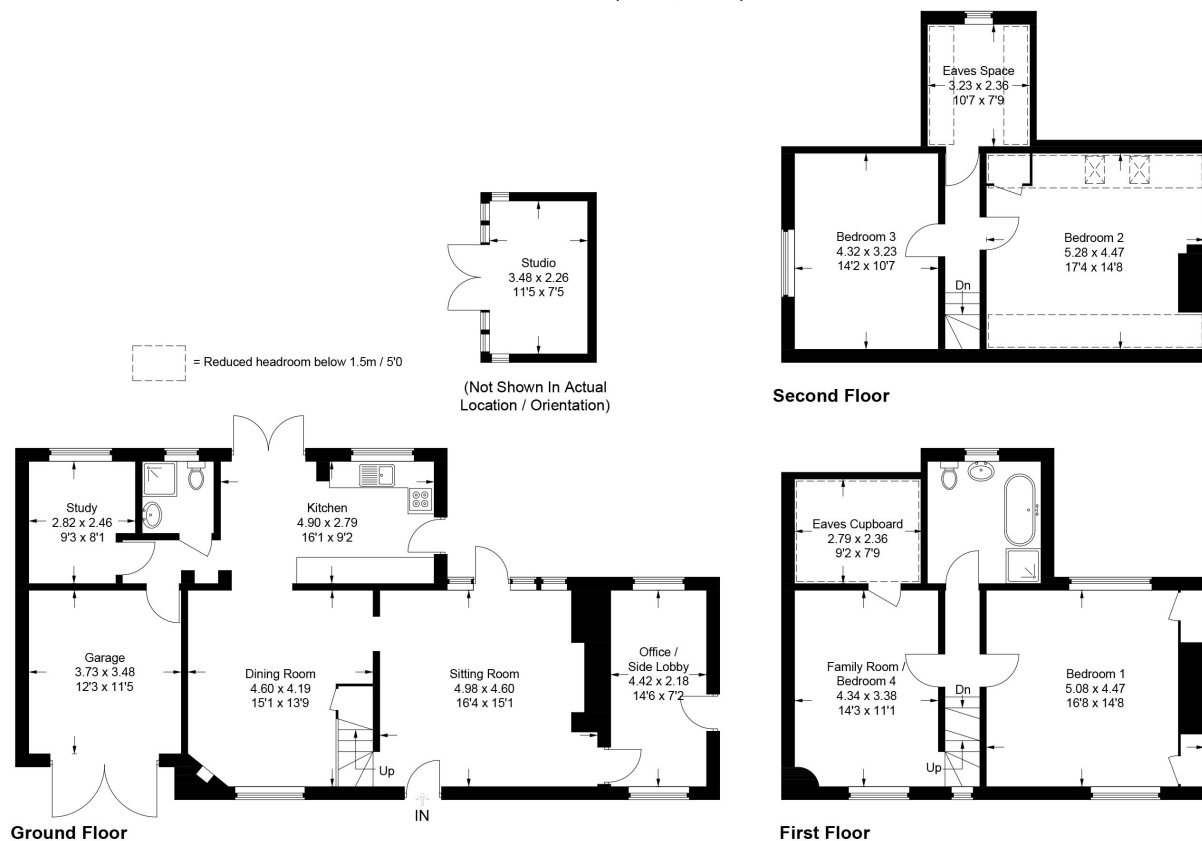
Studio: 11'6 x 7'6 Double glazed with French doors and tall windows, insulated and with electricity.



### 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. Follow Brook Street along for 0.8 of a mile, as the road bends to the right the property is off a short spur on the left.

Approximate Gross Internal Area  
 Ground Floor = 95.8 sq m / 1031 sq ft  
 First Floor = 57.7 sq m / 621 sq ft  
 Second Floor = 49.2 sq m / 529 sq ft  
 Studio = 7.9 sq m / 85 sq ft  
 Total = 210.6 sq m / 2,266 sq ft



**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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for JP Knight