



Blacklands Road, Benson OX10 6NW



Blacklands Road, Benson

A superb family home set in on the edge of this popular village centre development just moments from its shops and amenities with driveway parking and a magnificent secluded 95' rear garden. The property has four bedrooms, two bathrooms and three reception rooms as well as a 23ft kitchen/breakfast room that overlooks the rear garden.

Accommodation

The property has gas central heating to radiators and is double glazed.



Freehold

Entrance Hall: Radiator, window out to the rear, stairs to landing and down lighters.

Sitting Room: 16'7 x 12'10

Brick fireplace with tiled hearth and mantle, cupboards and display alcoves flank the chimneybreast. The room features an 11'7 wide picture window out to the front, range of book shelving, dado rail and radiator.

Family Room: 14'4 x 9'5

Window to the side and twin French doors open out to the gardens at the rear, wood floor and radiator.

Study: 10'4 x 9'5

Double aspect, wood floor: radiator.





Kitchen Breakfast Room: 23' 5 x 14' (L-shaped)
Range of storage units with worktops and stainless steel sink, gas hob, electric oven, down lighters and wood floor, extensive appliance space, radiator, book shelving, windows rear/side with a door to the garden, under-stair cupboard.

Bathroom: White 3-piece suite including a panel bath with shower above, tiling, window: radiator.
Stairs to Landing: Loft access, radiator, airing cupboard housing gas boiler.

Bedroom 1: 16'5 x 13'8 Front aspect, radiator.

En Suite Shower Room: Fitted with a white three piece suite including tiled shower cubicle, window, radiator.

Bedroom 2: 11'7 x 10' (Excl. wardrobes) Front aspect, wall-to-wall range of wardrobes: radiator.

Bedroom 3: 15' 5 x 7'10 Two windows out to the rear and radiator.

Bedroom 4: 8' x 6'6 Rear aspect and radiator.

Outside

To the front is a tarmac drive, lawn in front of the house with flower and shrub borders and mature hedge borders.

Rear Garden

The garden enjoys an excellent degree of privacy and extends to 95ft in length. A full width terrace, partially covered, has a raised side fish pond, a path leads to the main lawn bordered by mature shrubs and trees. There is a storage area at the rear, the garden is enclosed by a combination of timber fencing and mature hedging with a brick built barbecue and terrace. Side gate to the front.

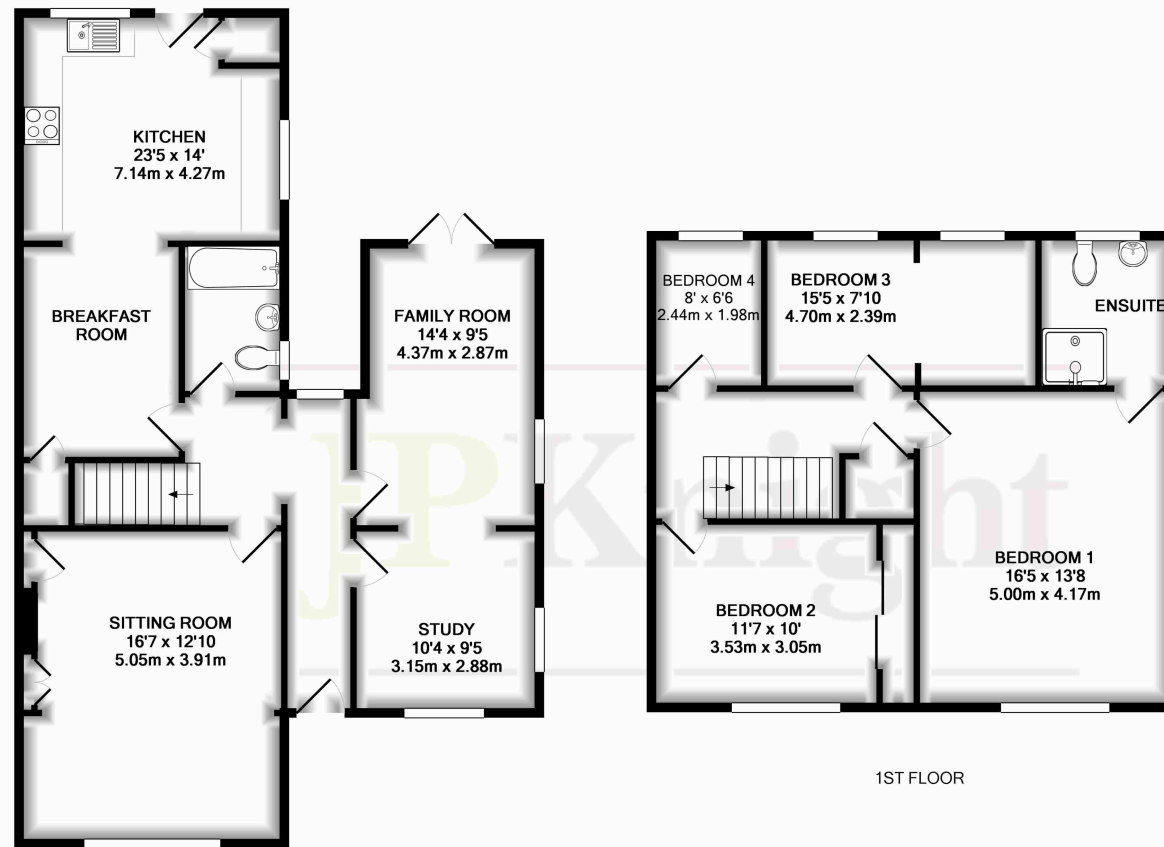


Directions

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 Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops into Brook Street. The next left is Blacklands Road, the property is the 1st on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 APPROX. FLOOR AREA 1561 SQ.FT. (145.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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