

PROPERTY AGENTS

JPKnight



Crown Lane, Benson OX10 6LP



Crown Lane, Benson

A magnificent 5 bedroom family home in the centre of this sought after village with a secluded plot exceeding $\frac{1}{4}$ of an acre. It has an extensive gated drive, large garage and private gardens with studio. The house also features a 16'8 x 16'5 kitchen-breakfast room, 2 reception rooms and a self-contained annexe. The shops and amenities of the village are all within easy walking distance.

Accommodation

The property is double glazed with a combination of under floor/radiator gas central heating.



Tenure - Freehold

Reception Hall: Wood floor, radiator, cloaks and airing cupboards: stairs to landing.

Sitting Room: 20'2 x 13'2 Central stone fireplace, front aspect and radiator.

Dining Room: 16'10 x 9'10 Twin French doors open to the garden, under floor heating, vaulted ceiling with down lighters and velux.

Kitchen/Breakfast Room: 16'8 x 16'5 Attractive range of storage units, island unit, wood worktops, induction hob with extractor hood, twin electric ovens, coffee machine, microwave, wine cooler, dishwasher and fridge: tiled and heated floor. Triple aspect with twin French doors to the garden: down lighters.

Utility Room: 10'7 x 6'9 Cupboards, American style fridge/freezer, radiator.

Cloakroom: Low level suite, appliance space.

Stairs to 1st Floor Landing: Radiator, glazed door to:

Balcony: 30'2 x 11' max. Wrought iron railing, wood floor, views across the park.





Bedroom 1: 13'9 x 12'4 Front aspect, radiator.
 Dressing Room: 11'1 x 7'5 Rear aspect.
 En Suite Bathroom: White 4-piece suite including bath and shower cubicle, tiling, window, chrome radiator.
 Bedroom 2: 11'4 x 8'8 Rear aspect, radiator.
 En Suite Shower Room: White 3-piece suite, radiator.
 Bedroom 3: 13'9 max. x 11'1 Front aspect, radiator, cupboard.
 Bathroom: 3-piece white suite with tile-enclosed bath, wood floor, window, down lighters and radiator.
 Stairs to 2nd Floor Landing: Velux.
 Bedroom 4: 13'5 x 12'8 Velux windows front and rear, eaves cupboard, radiator, wood style floor.
 Dressing Area: 12'7 x 5' Recess with hanging rails.
 Bedroom 5: 13'9 max. x 12'8 Two velux windows to the rear, eaves cupboards, radiator.

Self Contained Annexe:

Side Lobby: Door to the drive, appliance space.
 Living Room: 10'9 x 9'2 Side aspect, radiator.

Kitchen: 8'7 x 7' Rear aspect, cupboards, ceramic hob, electric oven, gas boiler.
 Bedroom: 13'9 x 12'4 Front aspect, radiator.
 En Suite Shower Room: White 3-piece suite. Tiling.

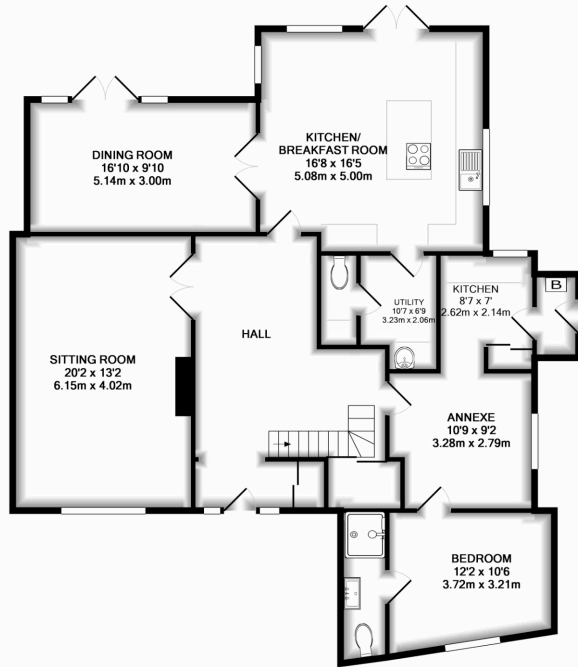
Outside

Twin wrought iron gates lead to a large drive. There are borders comprising flowers and shrubs, side lawn and timber side fencing.
 Garage: 38'3 x 12'-10'4 Up/over door, light & power, floor slopes up to the rear.

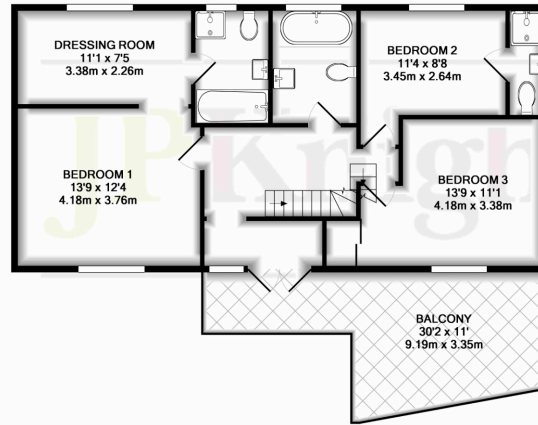
Garden: The main garden offers an excellent degree of privacy and comprises a central lawn, paved terrace leading to an area of decking and an abundance of mature trees and shrubs. A laurel/conifer hedge separates the far garden that is set to lawn.

Studio: 17'6 x 11'6 Vaulted ceiling, double glazed windows, electric heating. Store Room: 11' x 3'8 Window and light.

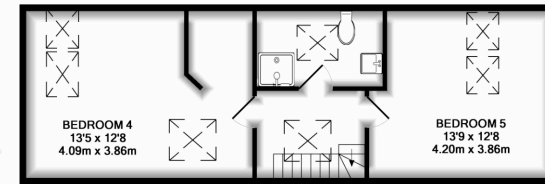




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2713 SQ.FT. (252.0 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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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 T-junction onto the B4009, first left to continue on it, the 2nd and 3rd right turns are Crown Lane.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

