



Benson Lane, Crowmarsh Gifford OX10 8ED



Benson Lane, Crowmarsh

A delightful, double fronted Victorian cottage with beautiful gardens and a barn/ studio set in the heart of this keenly sought after village yet within walking distance of Wallingford. The property comprises three double bedrooms and two bathrooms to the first floor whilst the ground floor has three reception rooms and an attractive in-frame kitchen.

Accommodation

The property has gas central heating to radiators.



Tenure - Freehold

Entrance Hall:

Panelled dado: encased radiator.

Family Room: 15'3 x 12'

A large picture window and separate casement door open to the garden at the rear. Staircase with a cupboard below, radiator, archway to:

Sitting Room: 13'10 x 11'1

Window to the front, brick fireplace with a wood mantel and quarry tiled hearth, radiator.

Dining Room: 13'10 x 10'

Secondary glazed window to the front, feature brick fireplace with wooden mantel, display shelves and cupboards flank the chimneybreast, radiator.





Kitchen: 12' x 7'

Window to the rear, attractive in-frame kitchen with storage units and wood worktops, stainless steel sink, gas hob, electric oven, dishwasher, concealed recesses for washing machine and fridge freezer, small breakfast bar, tiled floor, panelled dado and down lighters.

Stairs to landing: Down lighters

Bedroom 1: 14'5 x 13'5 including wardrobes

Secondary glazed window to the front, two wardrobes, wood floor, radiator, ceiling rose.

Bedroom 2: 12'7 x 12' (excluding wardrobes)

Secondary glazed window to the rear, radiator, two deep wardrobes flank chimneybreast, cornice and ceiling rose.

Bedroom 3: 11'6 x 11' (L shaped)

Secondary glazed window to the front, radiator: shelving.

Bathroom: 12'6 x 7'1

Window to the rear, fitted with a white 3-piece suite, wood floor, fitted drawer units, down lighters, chrome radiator, loft access and airing cupboard.

Shower Room: White 3-piece suite including a mosaic tiled shower cubicle, panelled dado, wood floor, down lighters, loft access, electric towel rail.

Outside

There is a charming cottage style garden, 43' in length; it is mainly paved with a rockery, deep flower and shrub borders flanked by stone walls and a pruned central malus tree.

Brick/Stone barn: 11'3 x 11'3 Light/power, skylight, folding loft ladder and hatch to the loft space.

Brick Store.

A path leads from the cottage garden past the barn to: Garden 2: 37' long, set to lawn with a paved terrace it is enclosed by stone walls and timber fencing with shrub border beds.



Directions

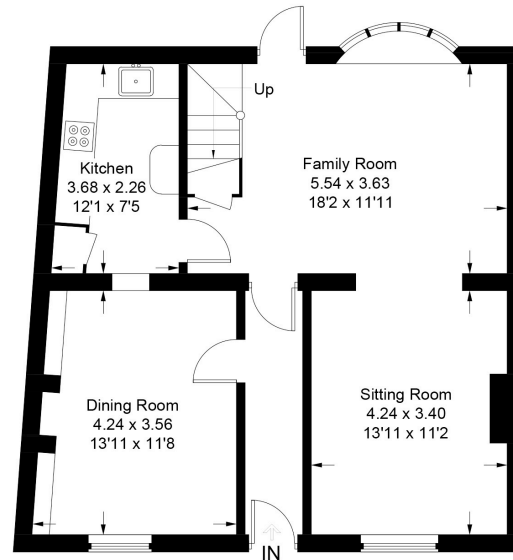
Turn right from our offices into St Martin's St. and proceed through the one way system to the traffic lights by Waitrose. Turn right into the High St. continue over the Thames into Crowmarsh Gifford, proceed through the village and turn left at the mini roundabout into Benson Lane and the property is on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

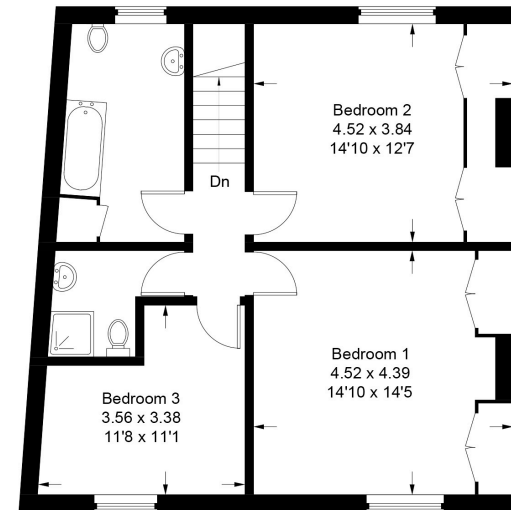
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



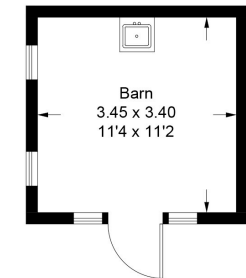
Approximate Gross Internal Area
 Ground Floor = 65.4 sq m / 704 sq ft
 First Floor = 65.2 sq m / 702 sq ft
 Barn = 11.7 sq m / 126 sq ft
 Total = 142.3 sq m / 1532 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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