

PROPERTY AGENTS

JPKnight



College Farm, Benson OX10 6SZ



College Farm, Benson

A spacious three bedroom family home set in the centre of this sought after village just moments from its shops and amenities. The property features three bedrooms, a shower room and open plan living and dining rooms and separate kitchen. Outside there is a secluded 60ft rear garden with garage set in a block to the rear.

Tenure - Freehold

Accommodation

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

Entrance Hall: Radiator, stairs to landing.

Living Room: 13'4 x 13'

Window to the front, radiator, feature stone fireplace with a coal effect gas fire, display plinth offset to one side, wood mantel, radiator.

Open way through to;

Dining Room: 11'9 x 7'4

Window overlooking the rear garden: radiator and an under stair storage cupboard.





Kitchen/Breakfast Room: 11'10 x 8'2

Window and door out to the rear garden, range of storage units with work tops, electric hob, extractor hood, electric oven, further appliance space, stainless steel sink, radiator and gas boiler.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 11'8 x 10'8

Window overlooking the rear garden, radiator.

Bedroom 2: 12'2 x 7'8

Window to the front, radiator and wardrobe.

Bedroom 3: 8'9 x 8' (excl. doorway and wardrobe)

Front aspect, radiator and wardrobe.

Shower Room: White 3-piece suite, tiled walls, window and chrome radiator.

Outside

A lawn to the front with a path to the door.

Garage in a block (set to the rear of the garden)

Rear Garden:

Lovely feature set to approximately 60' in length, mainly set to lawn with a patio area behind the house and a concrete pathway enclosed by timber fencing with a conifer hedge and a rear gate that leads round to the garage.

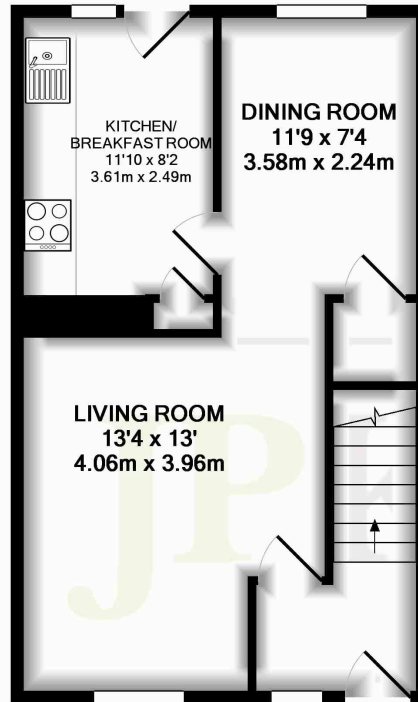


Directions

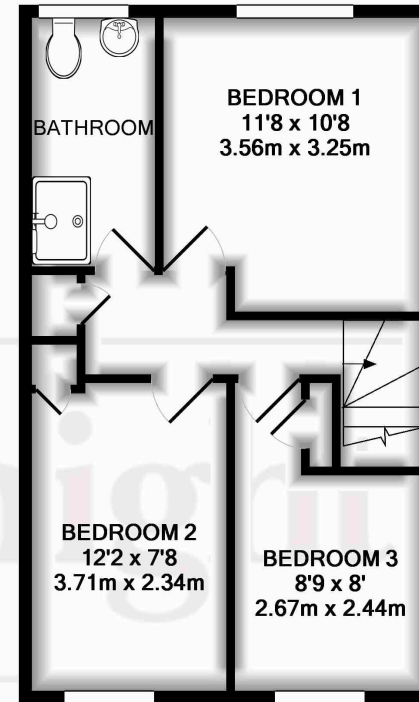
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops and College Farm will be found immediately on the left.

Energy Efficiency Rating		
	Current	Potential
Vary 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.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 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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