Littleworth Road, Benson OX10 6LY

Littleworth Road, Benson

A charming detached stone cottage, fully refurbished and extended just 3 years ago to an exceptional standard with exposed stone and brick walls, beamed ceilings and wall timbers: it is in a lovely setting close to the village centre. There are 3 bedrooms and 2 bathrooms; kitchen/breakfast room that opens to the dining room, cloakroom and an imposing sitting room with vaulted ceiling and log stove. Outside it has a gated drive pretty garden with terrace and hidden vegetable area.

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

Tenure - Freehold

Entrance Hall: Wood floor, radiator, 2 windows to the front, vaulted ceiling.

Kitchen/Breakfast Room: 17' x 12'
Beautifully fitted with a range of storage units, wood worktops and breakfast bar, Cookmaster range with extractor hood, beamed ceiling and exposed brick/stone wall, down lighters, wood floor, radiator, appliance space, stairs to landing with cupboard under (space for tumble drier).

Cloakroom: White 2-piece suite, tiled floor, window, space for washing machine, gas boiler.

Dining Room: 14'7 x 12' Window to the front, feature fireplace with wood mantel and slate hearth, exposed stone wall and beamed ceiling.

Sitting Room: 17'2 x 15'6
Superb beamed and vaulted 12' ceiling, 2 sets of French doors open to the front, fireplace with a wood mantel, fitted log stove on a slate hearth. 2 radiators and high porthole window.

Stairs to Landing: Wall and ceiling timbers, linen cupboard, down lighters and loft access.

Bedroom 1: 12' x 9'5
Front aspect, beams and wall timbers, wardrobe and radiator.

En Suite Shower Room: Fitted with a white 3-piece suite, stone floor, radiator, window and down lighters.

Bedroom 2: 11'1 x 8'3
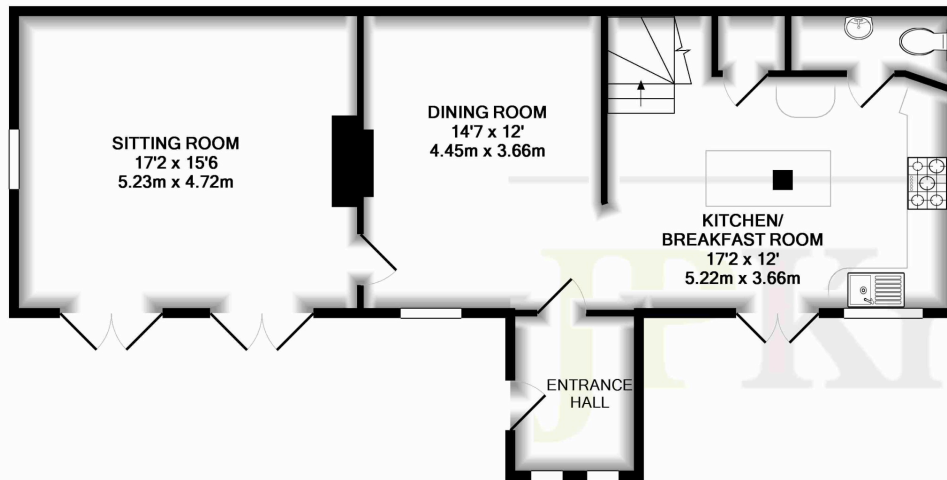Beams and wall timbers, window to the front, radiator.

Bedroom 3: 8'9 x 8'4
Beams and timbers: radiator and front aspect.

Bathroom: White suite including a freestanding bath, stone tiled floor, wall tiling, radiator, window with plantation shutters, beamed ceiling with down lighters.
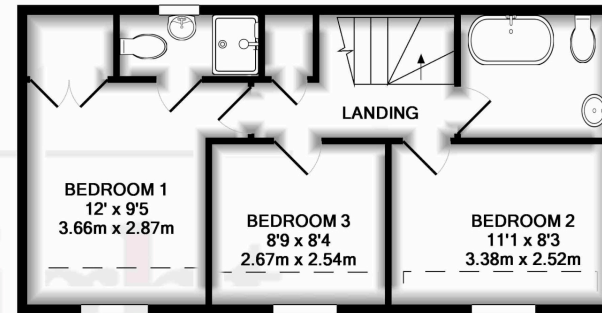
Outside
Double gates open to:
Gravel drive, enclosed by a timber fence. Mature shrubs and an enclosed area in front of the house with slate chips and pedestrian gate.

Garden: The main garden faces west and extends to approximately 31' x 31'. There is a central lawn, yew hedge and plant and shrub borders. Paved terrace leading to a raised timber deck.
Vegetable area hidden away at the rear with a gate to the footpath

SITTING ROOM
17'2 x 15'6
5.23m x 4.72m

DINING ROOM
14'7 x 12'
4.45m x 3.66m

KITCHEN/ BREAKFAST ROOM
17'2 x 12'
5.22m x 3.66m

ENTRANCE HALL

GROUND FLOOR

LANDING

BEDROOM 1
12' x 9'5
3.66m x 2.87m

BEDROOM 3
8'9 x 8'4
2.67m x 2.54m

BEDROOM 2
11'1 x 8'3
3.38m x 2.52m

1ST FLOOR

N

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 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
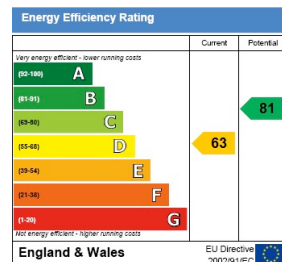Made with Metropix ©2018

Directions

Turn right from our offices, right at the traffic lights into the High Street and proceed across Wallingford bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane then left onto the A4074. Follow this until reaching the main roundabout, take the 2nd exit onto Oxford Road B4009, then left at the roundabout into Littleworth Road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.

The Property Ombudsman

PROPERTY AGENTS
JPKnight