



Old London Road, Benson, OX10 6RR





## Old London Road, Benson

A magnificent family home set in an established residential road just a few minutes walk from the shops and amenities in the village centre.

This beautifully presented property was created in 2020 featuring a superb specification with superb accommodation that extends to over 2700sqft. The living area centres around a 29' open plan kitchen/living room, utility room and 2 reception rooms whilst the first floor comprises 5 bedrooms and 3 bathrooms.

The grounds extend to just over a fifth of an acre and comprise an extensive driveway to the front and a large secluded garden at the rear.

In addition to being a convenient village centre location the nearby A4074 provides access to both Reading and Oxford.



## Tenure - Freehold

Oak framed entrance porch with brick step and down lighters. Front door flank by side windows to: Reception Hall: Tall window to the side, heated limestone flagstones, downlights and stairs to landing. Cloakroom: White 2-piece suite, part panel dado, window and downlights. Heated limestone flagstones.

Sitting Room: Double aspect with windows to front and side, including a bay with window seat, downlights and underfloor heating.

Family Room: Featuring a side aspect, downlights, underfloor heating, two fitted cupboards.

Kitchen Breakfast/Living Room: Fitted with a stylish range of units including island unit and breakfast bar with quartz worktops and double Belfast sink, 'Lacanche' range cooker with extractor hood, dishwasher, wine fridge and space for fridge freezer. Heated limestone flagstones, downlights. This impressive triple aspect space has wide bi-fold doors to the garden and a modern Log stove set in one corner.







Utility Room: Stable door to the side, quartz worktops and cupboards with Belfast sink, appliance spaces full width cupboards including airing cupboard housing gas boiler and pressurised hot water tank.

Stairs to Galleried Landing: Radiator, downlights, linen cupboard.

Bedroom 1: Double aspect with French doors opening out to the rear gardens, two Velux windows to the side, vaulted ceiling with downlights, range of fitted wardrobes, radiator.

Ensuite Shower Room: With a large, tiled shower cubicle with rainfall showerhead and hand unit, low level WC and handbasin, tiled and heated floor, radiator and storage cupboard.

Bedroom 2: Window, part vaulted ceiling, downlights and radiator.

Ensuite Shower Room: Fitted with a white 3-piece suite including a large, tiled shower cubicle, tiled floor, window and downlights.

Bedroom 3: Boxed bay window with window seat to the front, radiator and downlights.

Bedroom 4: Window with seat to the front, radiator and downlights.

Bedroom 5: Scaled ceiling, downlights and Velux window, cupboards and radiator.

Bathroom: Fitted with a white 4-piece suite including a large, tiled shower cubicle with rain head and shower unit, freestanding bath, tiled floor downlights and Velux window.

Outside

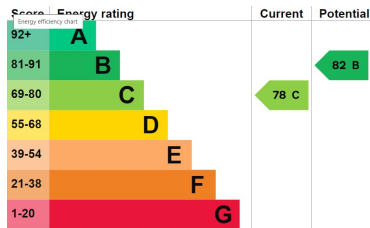
To the front: Extensive gravel drive with generous parking and turning area boarded by a granite edged beds with shrubs to the front border and flanking the porch. The drive continues down the side of the property to the garden.

Rear Garden: There is a paved terrace leading into an area of lawn which runs the full length of the garden, enclosed by timber fencing. The property enjoys an excellent degree of privacy.

Timber Outbuilding split into three bays.



Directions: From Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road and then turn immediately right into St Helen's Avenue. At the end follow the road around the left hand corner into Old London Road and the house will be found on the right.



**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 3126 sq ft - 290 sq m**

Ground Floor Area 1413 sq ft - 131 sq m

First Floor Area 1301 sq ft - 121 sq m

Annexe Area 412 sq ft - 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

