



Blacklands Road, Benson OX10 6NP



Blacklands Road, Benson

An extended and beautifully presented single storey residence in an established residential area on the edge of this popular village.

The attractive accommodation includes 3 bedrooms, a stylish 4-piece bathroom, a 20' sitting room and an attractive 18' kitchen/breakfast room with a part vaulted ceiling.

To the rear is a 45' southwest facing garden with terrace, area of decking, a timber studio and garden shed.

The village is well served by an excellent range of shops, the nearby A4074 provides access to both Reading and Oxford.



Tenure - Freehold

Accommodation

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

Entrance Hall: Radiator.

Kitchen/breakfast Room: 18'1 x 11'10 Attractive range of storage units, worktops, white sink, induction hob with extractor, double electric oven and dishwasher: further appliance space. Wood floor, 2 radiators, dual aspect with breakfast area featuring a vaulted ceiling with 2 skylights.

Sitting Room: 20'1 x 10'4 Front aspect, feature fireplace recess and 2 radiators.





Inner Hall: Wood floor.

Bedroom 1: 20'8 x 9'5 Twin French doors and side window to the garden, wood floor, radiator.

Bedroom 2: 11'10 x 10' Twin French doors to the garden, wardrobe, radiator and wood floor.

Bedroom 3: 8'9 x 8'4 Side aspect, 2 wardrobes, wood floor and radiator.

Luxury Bathroom: Fitted with a white 4 piece suite that includes a slipper bath, separate shower cubicle, wood floor, tiling, window and radiator.

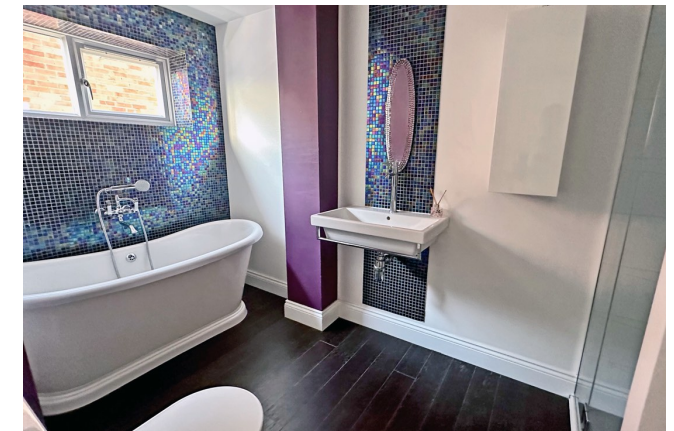
Outside

To the front there is a gravel/tarmac drive with a walled side border.

Rear Garden: The garden extends to 45' and faces southwest. A full width terrace leads out to the lawn flanked by brick edged flower/shrub beds and leads to an area of decking. It is enclosed by timber fencing with gated side access.

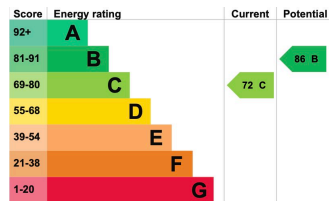
Timber Studio: 11'6 x 11' Insulated with light/power.

Garden Shed: 10' x 7'10



Directions

Leave Wallingford via the High St 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, follow this along the High Street and into Brook Street, turn left into Blacklands Road and the property is towards the end on the left.



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.



TOTAL FLOOR AREA : 914sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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