

PROPERTY AGENTS

JPKnight



Beggarsbush Hill, Benson OX10 6PL



Beggarsbush Hill, Benson

A beautifully appointed home built to a superb specification by a renowned local developer just 5 years ago: this quiet, semi-rural location is ideally placed for access to the both the A4074 and A4130 and the towns of Henley, Oxford and Reading.

The stylish accommodation includes 3 bedrooms, en suite shower room and bathroom with the downstairs offering a sitting room, cloakroom, utility and a spacious 19' x 11' kitchen/breakfast room.

Outside it has ample parking on the gravelled driveway whilst the secluded garden extends to 40' and faces southwest.

The property features underfloor heating with an air source heat pump and is double glazed throughout with all the insulation you would expect in a modern home.



Tenure - Freehold

Accommodation

Entrance Hall: Tiled wood style floor, down lighters and stairs to landing with cupboard under.

Cloakroom: White 2-piece suite, tiled wood style floor and down lighters.

Kitchen/Breakfast Room: 19'1 x 10'11
Fitted with a range of storage units and silestone worktops incorporating a breakfast bar, fitted induction hob, extractor hob, electric oven, fridge, freezer, dishwasher. Wood style tiled floor, down lighters. Bi-fold doors open to the garden.

Utility Room: 8' x 3'11 Stainless steel sink, cupboards and worktop, appliance space, tiled wood style floor, down lighters.





Sitting Room: 12'5 x 8'10 Featuring a window to the front and down lighters.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 12'11 x 11'9 Featuring part panelled walls and window to the front.

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

Bedroom 2: 11'10 x 9' Window overlooking the garden, part panelled walls.

Bedroom 3: 8'4 x 6'10 Window to the rear.

Bathroom: White 3-piece suite including a bath with shower above, part tiled walls, tiled and heated floor, radiator, down lighters, chrome radiator.

Outside

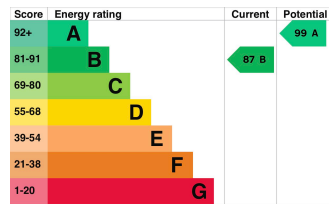
To the Front: There is a gravel drive with ranch style fencing and a hedge to the front border.

Rear Garden: A lovely feature it extends to 40' in length and faces southwest. Mainly set to lawn with some planted borders and is enclosed by timber fencing with a side gate.



Directions

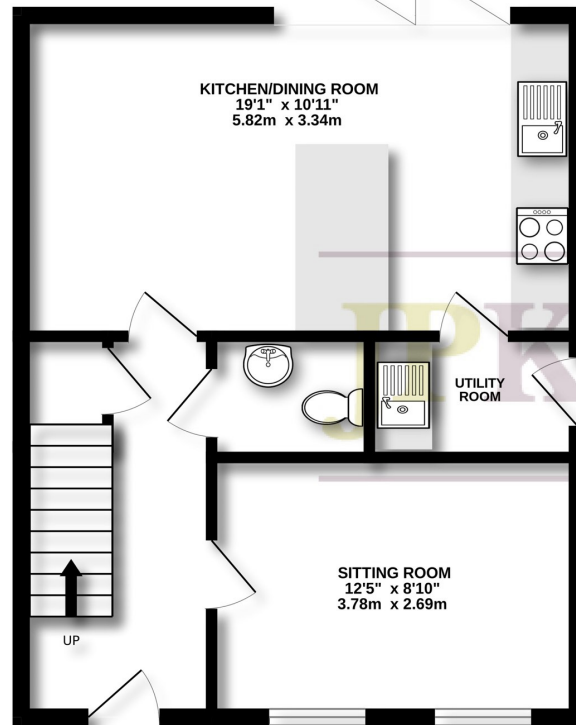
Turn right from our offices, right at the town centre traffic lights into the High Street. Proceed over the bridge into Crowmarsh Gifford, across the mini roundabout and continue to the large roundabout on the A4074, take the 2nd exit into Clacks Lane and continue for 1.6 miles. At the T-junction turn left onto Beggarsbush Hill, the property is shortly on the left.



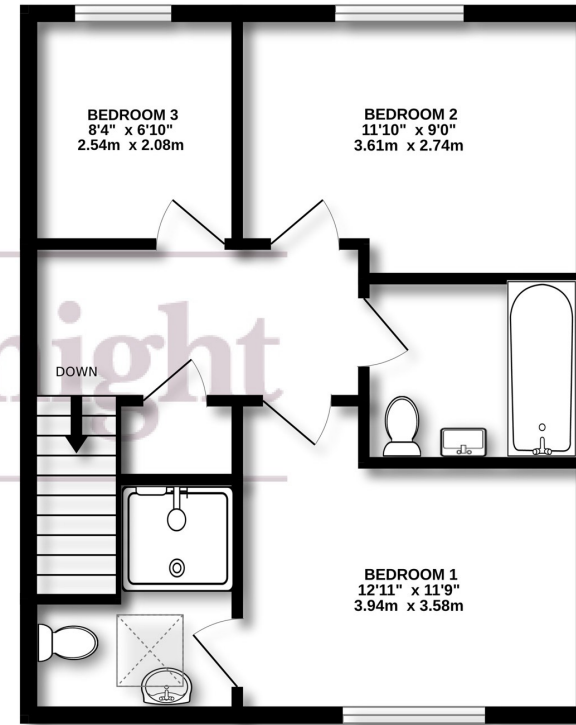
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 964sq.ft. (89.6 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.
Made with Metropix ©2024

