



Cotel Close, Benson OX10 6GE



Cotel Close, Benson

A beautifully presented detached family home built just over a year ago by David Wilson Homes offering modern family living and featuring far reaching views across fields to the front.

The property benefits from a spacious entrance hall, cloakroom, 16' sitting room and an open plan kitchen/breakfast room with French doors to the garden and a separate utility cupboard.

Upstairs there are 4 bedrooms, one with ensuite and a family bathroom. To the rear is a secluded garden, mainly laid to lawn.

The property is double glazed throughout with gas central heating to radiators. To the side there is a tandem length driveway and garage.



Tenure - Freehold

Accommodation

Entrance Hall: Featuring Amtico flooring, radiator, understairs cupboard and with stairs to landing.

Cloakroom: White 2-piece suite, window and radiator.

Kitchen/Breakfast Room: 18'5 x 14'1 Range of storage units with worktops and sink. Integrated gas hob with extractor hood, eye level double electric oven, integral dishwasher and fridge/freezer. Window and Patio doors leading to the garden. Amtico flooring, radiators.

Utility cupboard with shelving, gas boiler and space for tumble drier and washing machine.

Sitting Room: 16'2 x 10'2 Window to the front, radiators, carpet.



Stairs to Landing: Window, cupboard, radiator and loft access.

Bedroom 1: 9'2 x 12'5. Window to rear, radiator.

En-Suite Shower Room: White 3-piece suite with tiled shower cubicle. Tiled floor. Window. Heated towel rail.

Bedroom 2: 9'2 x 11'9. Views out to the front, radiator.

Bedroom 3: 6'10 x 9'1. Front aspect, radiator.

Bedroom 4: 6'10 x 9'1. Window to the rear, radiator.

Family Bathroom: White 3-piece suite, bath with shower over, tiled floor, window and heated towel rail.

Outside

To the Front: Tandem length drive leading to the garage, path to the front door.

Garage: 9'10 x 19'2 Up and over door, power and light.

Driveway parking for two cars.

Rear Garden: A lovely feature the secluded garden is mainly laid to lawn with small patio area and enclosed by panelled fencing. Outside tap and side gate.



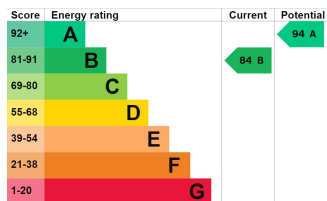
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T-junction towards the village and immediately left into the Watlington Road (B4009). Follow this road through the village, turn left at the roundabout into Gerard Avenue, turn first left into Cotel Close.

Approximate Gross Internal Area 1247 sq ft - 116 sq m

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 529 sq ft – 49 sq m

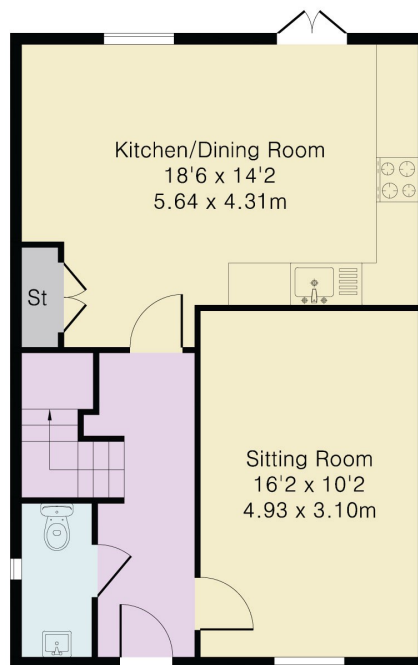
Garage Area 189 sq ft – 18 sq m



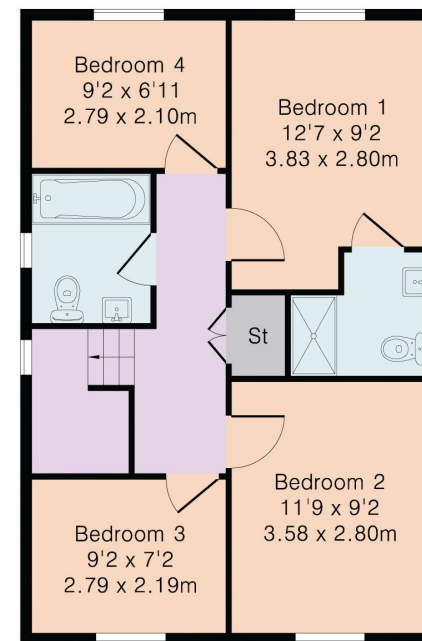
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Garage



Ground Floor



First Floor

