



Littleworth Road, Benson OX10 6LY

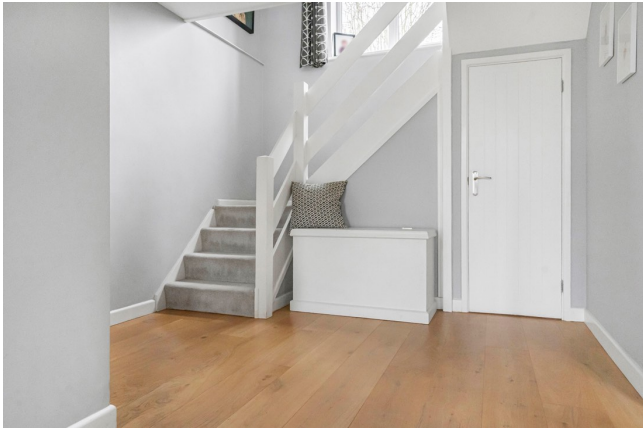


Littleworth Road, Benson

Beautifully refurbished by the current owners just 2-3 years ago a fabulous family home set in the conservation area of this sought after village and within easy walking distance of its shops and amenities. There is easy access to the A4074 which links it to Reading and Oxford.

The property comprises 4 bedrooms, bathroom and shower room, reception hall, 19' double aspect sitting room with a log stove and a light and airy 35' kitchen/breakfast room with bifold doors, velux windows and an adjacent utility room.

Outside it has ample parking on a gravel drive with gates through to the enclosed front garden: there is also a private rear garden with timber shed, terrace and pergola set off a footpath.



Tenure - Freehold

Accommodation

Reception Hall: Stairs to landing with cupboard under, wood floor, double doors to storage/cloaks cupboard.

Sitting Room: A bright, double aspect room with wide windows to front and rear, the room features a log stove set on a slate hearth, 2 radiators.

Kitchen/Breakfast Room: A stunning room with stylish white kitchen with silestone worktops and breakfast bar, stainless steel sink: gas hob, extractor hood and double electric oven, dishwasher, fridge and freezer. Downlighters, tiled and heated floor. There is a window to the rear, door to side, bifold doors to the front garden and a part vaulted ceiling with velux windows flooding the room with light.





Utility Room: Space for washing machine and tumble drier, wood worktops, cupboard, velux window, tiled and heated floor.

Shower Room: White 3-piece suite, tiled and heated floor, window, down lighters.

Stairs to Landing: Window to rear.

Bedroom 1: Window to front, radiator.

Bedroom 2: Window to rear, radiator, double wardrobe.

Bedroom 3: Window to front, radiator, loft hatch.

Bedroom 4: Window to front, radiator.

Bathroom: White 3-piece suite, part tiled walls, wood style floor, radiator, two windows, down lighters, airing cupboard with hot water tank and shelving.

Outside:

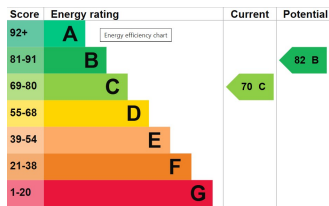
To the Front: There is a gravel drive with parking for 3 cars, retaining wall and gate to front garden. A path leads to the front door with an adjacent area of lawn and established Laurel hedge, side access.

Gravel path across the rear of the house with a timber fence and gate to footpath, there is a further gate to the rear garden.

Rear Garden: Mainly laid to lawn with a wealth of established shrubs, it is enclosed by timber fencing. To the rear there is a timber shed with an adjacent paved terrace and pergola, covered storage area at the rear.



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 and left onto the A4074. Follow this until reaching the next roundabout, take the 2nd exit onto Oxford Road B4009, then left at the roundabout into Littleworth Road.



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.

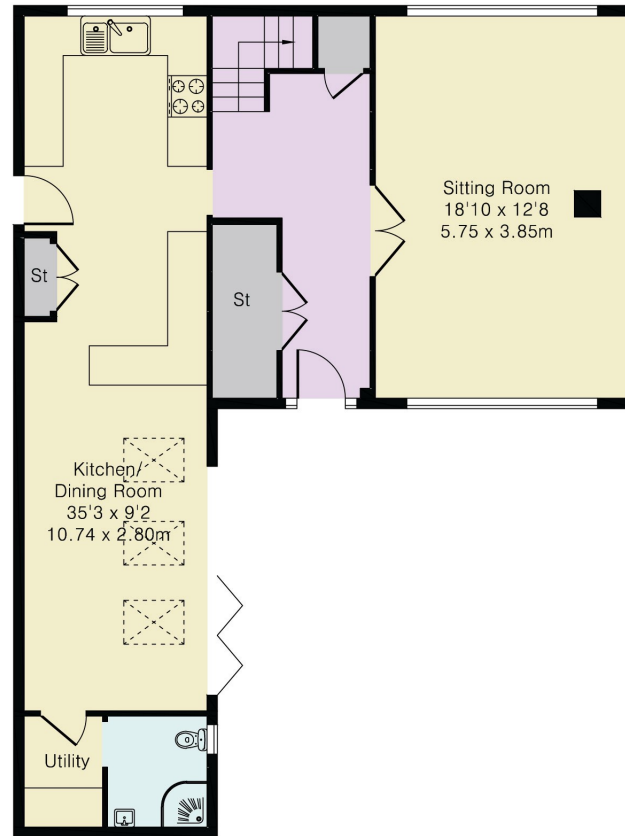


Approximate Gross Internal Area 1471 sq ft - 136 sq m

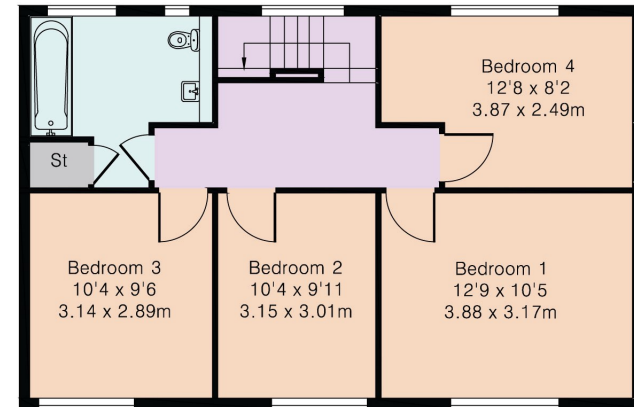
Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 581 sq ft – 54 sq m

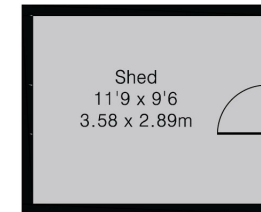
Outbuilding Area 111 sq ft – 10 sq m



Ground Floor



First Floor



Outbuilding