



MILL STREAM COTTAGE

BENSON ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Cholsey Station - 6 miles (London Paddington within the hour)

♦ Goring - 8 miles ♦ Reading (London, Paddington 27 minutes)

- 8 miles ♦ M4 (J12) - 15 miles ♦ M40 (J6) - 8 miles ♦ Henley on

Thames - 12 miles ♦ Oxford - 12 miles ♦ Wallingford - 4 miles

(Distances and times approximate)

In the centre of this favoured village and with open countryside walks close by, the property is within close proximity to excellent rail and road links.

A beautifully presented 3 bedroom brick and flint cottage with private garden.

♦ Centrally Located

♦ Inner Hallway with Cupboard

♦ Sitting Room with Electric Fireplace

♦ Kitchen

♦ Rear Hallway with Cloakroom

♦ Dining Room with French Doors Into Garden

♦ First Floor

♦ Bedroom 1

♦ Family Bathroom with Corner Bath

♦ Bedroom 2 with Ensuite Shower Room

♦ Second Floor

♦ Bedroom 3

♦ In All Approximately 1,011 Sq Ft

♦ Private Garden



SITUATION

Benson, once known as Bensington, is a large Thames-side village in South Oxfordshire, a short distance from Wallingford, with a history dating back to around 10,000 BC. As well as a popular High Street with several shops and two pubs including the 18th-century coaching inn, The Crown Inn, Benson Lock is on the outskirts of the village and there are camping, lodges and eating facilities on Benson Waterfront. The River Thames played an important part in the life of the village, being a major trading route.

The village has a long history including a mention in the Domesday Book as “the richest royal manor in Oxfordshire” and a key site during the Civil War, there are many historic buildings. Parts of The Church of St. Helens date to the 12th century. A building is still known as the Court House from the time that King Charles I held court there during the Civil War. A tour of the village can be found on the local village history site <<http://www.bensingtonhistory.org/benson-village-tour>>. Benson Veteran Cycle Museum has over 500 cycles from 1818 to 1930 in its large private collection. The Benson Veteran Cycle Club annual rally on the first Sunday in July attracts hundreds of riders on veteran bicycles, followed by cyclists on modern bikes. The event was founded in 1960 by the club's life president Ned Passey, now aged 95, after he saved a penny farthing being thrown out by his father. The village boasts a popular well attended primary school.

PROPERTY DESCRIPTION

A beautifully presented brick & flint cottage in the heart of Benson. Entrance is into a lobby area with large cupboard. The sitting room has lovely wood flooring and an electric fireplace. The kitchen is fully fitted and then the rear hallway takes you through to the cloakroom and dining room at the end with French Doors. On the first floor is the main bedroom with built in wardrobe. There is a separate bathroom with corner bath and a second bedroom with ensuite shower room. On the top floor is the third bedroom.

OUTSIDE

The cottage has its own private garden which is south east facing. There is a patio area and grassed garden to the back and a shed for storage. Sliding doors open onto the pavement outside and parking is available either on the road or there is a car port opposite.

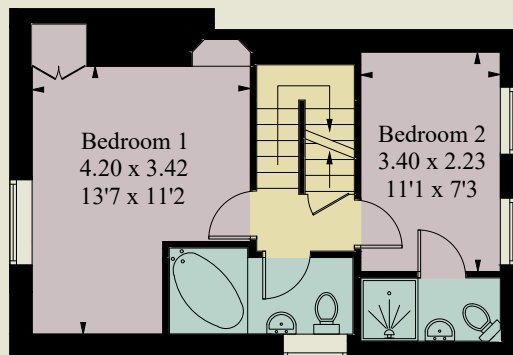


Mill Stream Cottage, 34 High Street, Benson, Oxfordshire, OX10 6RP

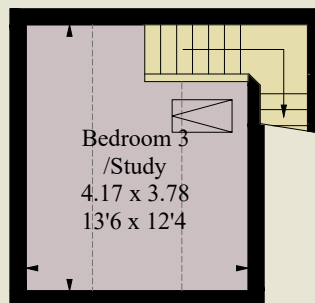
Approximate Gross Internal Floor Area = 86 sq m / 925 sq ft

Limited Use Area = 8 sq m / 86 sq ft

Total = 94 sq m / 1011 sq ft

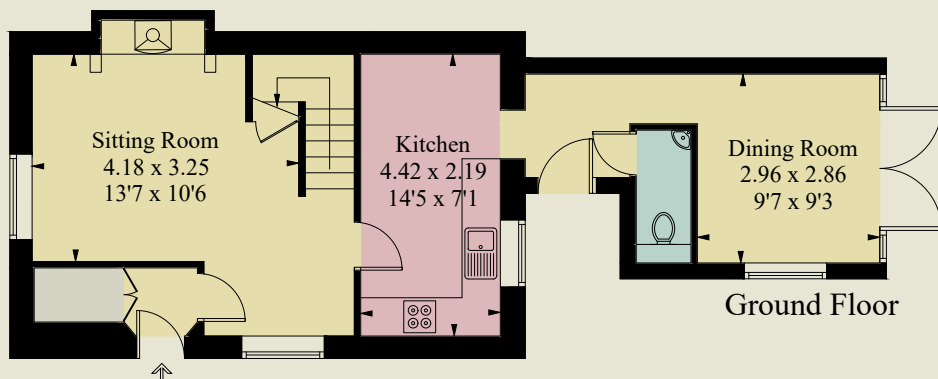


First Floor

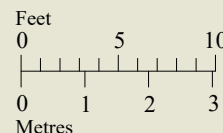


Second Floor

 = Limited Use Area



Ground Floor



CREATESPACE DESIGN ref 654

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

Services: Gas central heating, mains water, electricity and drainage are connected.

Council Tax: D

Energy Performance Rating: E

Postcode: OX10 6RP

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the centre of Goring-on-Thames proceed up the high street and turn left on to Wallingford Road, following this road along for approximately 7 miles until a right turning into the village of Benson itself. Take this right turn into Church Road. Continue on this road and at the war memorial take the right hand turn into Oxford Road, for a short distance, which becomes the High Street. Carry on through the High Street and Mill Stream Cottage will be found on the right hand side in about 80 metres on the corner of the High Street and Mill Stream.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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