



10 OFFAS CLOSE

BENSON ♦ OXFORDSHIRE

10 OFFAS CLOSE

BENSON ♦ OXFORDSHIRE

Cholsey (London Paddington within the hour) 3 miles ♦ Reading (London Paddington 27 minutes) 15 miles ♦ M40 (Junction 6) 8 miles ♦ Henley on Thames 13 miles ♦ Oxford 12 miles ♦ Wallingford 3 miles (Distances and times approximate)

Located close to the centre of this bustling town with shops and access to the River Thames and within 5 miles of a mainline railway station into London Paddington. A refurbished 3 bedroom terrace house with garage and west facing garden.

- ♦ Entrance Hall
- ♦ Sitting Room
- ♦ Kitchen
- ♦ Dining Room

- ♦ 2 Double Bedrooms
- ♦ 1 Single Bedroom
- ♦ Bathroom with Bath and Overhead Shower

- ♦ Single Garage

- ♦ Rear Garden



SITUATION

Benson lies about 1.5 miles north of Wallingford at the foot of the Chiltern hills at the confluence of a chalk stream (Ewelme Brook) and the River Thames, next to Benson lock. An attractive village just a stones throw from the commuter belt of the M40 with many delightful period buildings fronting the high street, the village affords a thriving community with many day to day amenities, including a Church of England primary school with a pre-school and a doctors surgery. There is also, two public houses including the 18th-century coaching inn, The Crown Inn, and the Three Horseshoes. There are quite a few small shops, including a supermarket and chemist, and just a quarter mile outside the village, there is a large garage which has an on-site McDonald's and a Marks and Spencer food outlet.

Benson is one of several key sites of the English civil war in South Oxfordshire, lying between the site of the Battle of Chalgrove Field (which took place on 18 June 1643) and Wallingford Castle, reputedly the last Royalist stronghold to surrender, and close to the Royalist cities of Oxford and Newbury. At Benson itself, a building is still known as the Court House from the time that King Charles I held court there when en route to Oxford.

The nearby ancient market town of Wallingford owes its importance largely to its strategic position approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames and therefore on the direct 'East to West' route for travellers from as far back as the Bronze age linking East Anglia with the West Country and Wales. A terrible fire destroyed most of the mediaeval architecture in the town but there are numerous period buildings of great merit dating from the 16th century onwards, notably the Town Hall built in 1670, the 16th century George Hotel (an old coaching inn) and the Corn Exchange, of Italianate design, now a Theatre and Cinema.

The town now boasts a population of just over 6,000 and is a bustling market town and popular riverside touring centre with a wide range of interesting Artisan shops together with a Waitrose Supermarket, restaurants and Cafes. Other facilities include a Museum and a Cottage Hospital.

The area is also extremely well served by an excellent range of state secondary and private schooling, including Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

There are excellent road communications for the surrounding important towns and motorway networks, with Cholsey and Didcot both having mainline stations providing fast commuter services up to London (Paddington) via Reading in well under the hour.

PROPERTY DESCRIPTION

10 Offas Close is a fully refurbished mid terrace property with private garden. Entrance is into the hallway with staircase, into the living room with hard flooring. The room leads into the new shaker style kitchen which has a large larder cupboard and then archway viewing the dining room. The dining room has velux windows and doors out into the garden.

Upstairs there are 2 double bedrooms and 1 single bedroom plus family bathroom with bath and overhead shower.

OUTSIDE

Just across from the property is a single garage and parking.

The main garden is west facing and has a patio area and lawn.

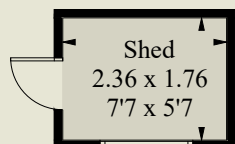
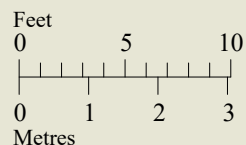


10 Offas Close, Benson, Oxfordshire, OX10 6NR

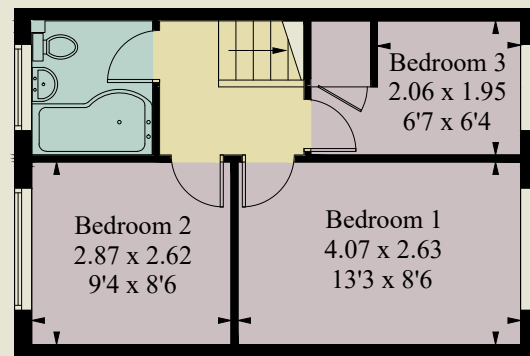
Approximate Gross Internal Area = 78 sq m / 839 sq ft

Outbuildings = 4 sq m / 43 sq ft

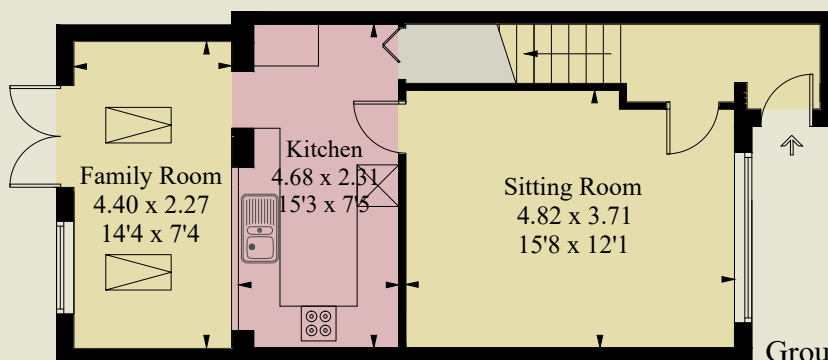
Total = 82 sq m / 882 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

CREATESPACE DESIGN ref 663

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



GENERAL INFORMATION

Services: Gas, electricity, water and drainage are all connected to the property. Central heating from boiler.

Energy Performance Rating: C / 71

Postcode: OX10 6NR

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the high street to the Railway bridge at the top. Turn left and continue on the Wallingford Road out of the village of Goring. This road turns into the Wallingford Road and continue out of the village for a few miles, through South Stoke and North Stoke. At the junction with the A4074, turn left towards Wallingford and then left again at the next roundabout signposted for Wallingford /Didcot. At the first roundabout, take the third exit towards Wallingford centre onto Winterbrook Road and continue towards the centre of the town. As you approach the centre, turn left onto St John's Road and at the mini roundabout turn right onto Croft Road. At the next junction, turn left onto Station Road, then left again onto Watlington Road. Carry along the road and just after the road bends to the right, take the next right onto Westfield Road. Turn left onto Newton Way, then left again onto Offas Close and number 10 will be found at the end, almost straight ahead. The garage is off in the right hand corner.

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.

Warmingham

www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com