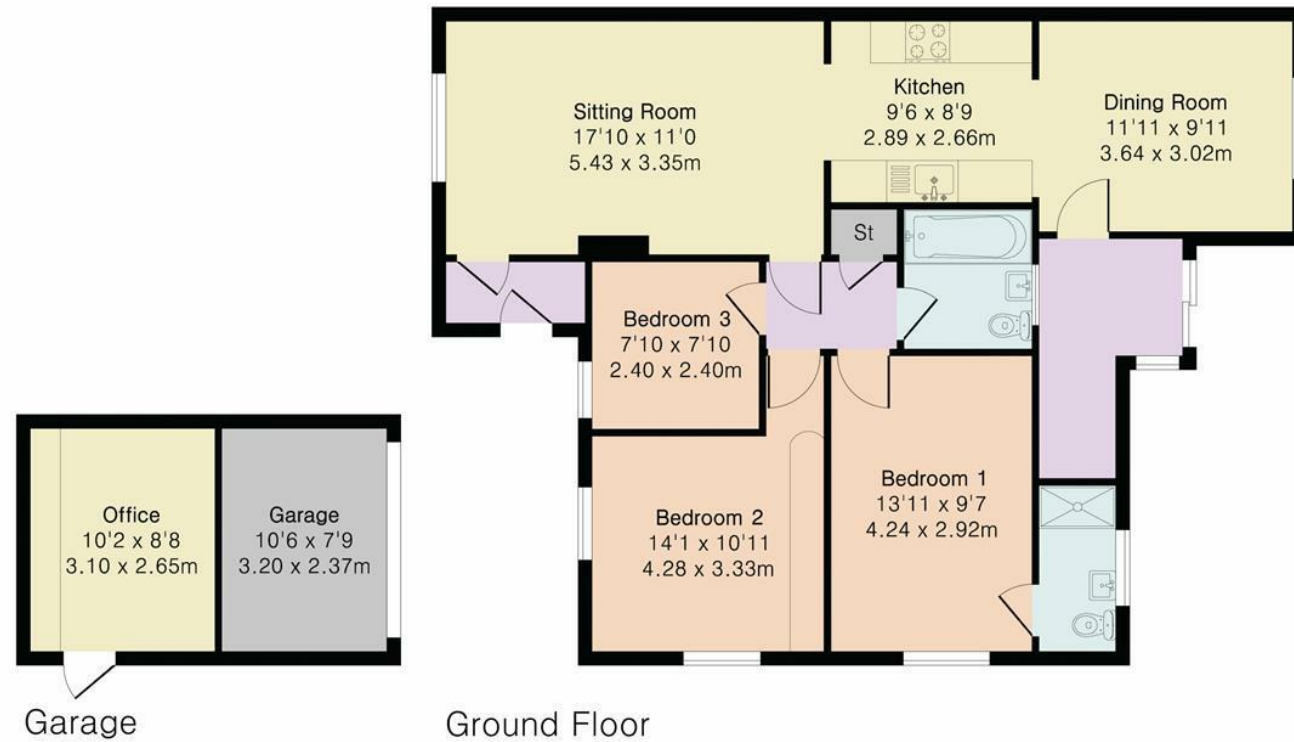


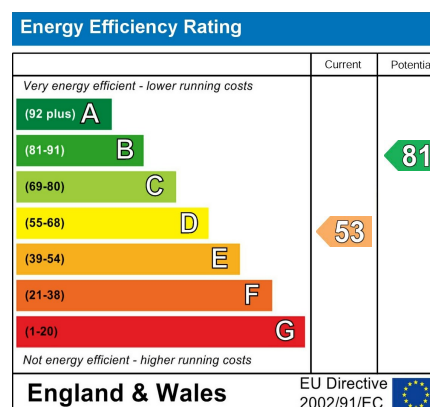
Approximate Gross Internal Area 1107 sq ft - 102 sq m

Ground Floor Area 931 sq ft – 86 sq m

Garage Area 176 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Guide Price £445,000

7 The Cedars Benson

A three bedroom detached bungalow offering further opportunities to update and modernise, with single garage/store and home office. Situated in a quiet cul-du-sac on the outskirts of the popular village of Benson. Planning permission is in place for single-storey front and rear extensions

- Detached bungalow
- Open plan kitchen, dining room
- 17'10 ft Sitting Room
- Two double bedrooms
- Single bedroom
- Family bathroom and en-suite shower room to the master bedroom
- Driveway parking
- Garage/store and home office
- Planning permission for single storey front and rear extensions.
- Further opportunities to update and modernise

A detached 3 bedroom bungalow situated in a quiet residential cul-du-sac in Benson with opportunities to update

- Wallingford 4 miles
- Watlington 5 miles
- Oxford 10 miles
- London 48 miles
- M4 (J6) 6 miles
- Heathrow 35 miles



7, The Cedars

This charming detached bungalow has promising potential, situated in a peaceful cul-de-sac on the outskirts of the popular village of Benson with local shops and amenities within walking distance.

The property offers ample opportunities for updating and there is planning permission already granted for extensions to the front and rear, a disabled accessible ramp, and changes to external finishes - P24/S2416/HH

The entrance porch leads into the light and spacious 17'10 ft sitting room, which in turn opens through to the fitted kitchen and dining room.

Additional features include a utility room, two double bedrooms, a single bedroom, an en-suite shower to the main bedroom, and a family bathroom.

Outside

The wrap-around garden is laid to lawn with well-stocked borders providing a peaceful outdoor space. There is driveway parking along with a garage/store and a home office.

Benson

Benson is an attractive village on the Thames, located some three miles north east of Wallingford. The original settlement can be traced back to a Saxon manor. From the 17th century onwards the village prospered as a coaching stop, being located on the important London to Oxford road. Benson has an excellent Primary school and pre-school along with crèche facilities and a holiday club for children of all ages. There are good local shops in the village and, of course, the amenities of Wallingford and the Thames are close by.



Services

Mains Services: Electricity/Gas/Water/Drainage
Heating: Gas fired central heating
Local authority: South Oxfordshire District Council
Council Tax Band: D
EPC Rating: E

Directions

Postcode: OX10 6LL What3Words)///wash.ourselves.willpower

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.