

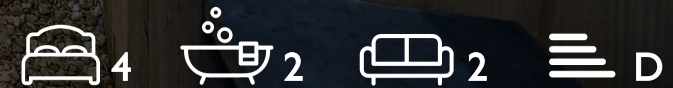
WE VALUE



YOUR HOME



Blacklands Road, Benson  
Offers Over £475,000

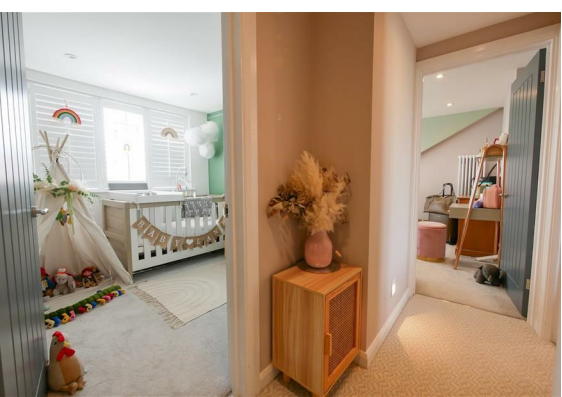


If D.I.Y fills you with fear, fear not! This beautifully presented property has undergone a sensational transformation by the current owners including a first floor extension providing a stunning family home with high end and contemporary features throughout. With a generous amount of living space including an open-plan lounge/diner and a spacious kitchen/breakfast room, a double bedroom to the ground floor that can be repurposed into a study or playroom if preferred and to the upstairs, a beautiful main bedroom with an en-suite, a Juliette balcony looking out over the field views and a walk-in wardrobe, and two further bedrooms. This property has lovely kerb appeal and with off-street parking, a landscaped rear garden and a garage store, if you are looking for a home to wow your family and friends, this one could be perfect!





- BEAUTIFULLY PRESENTED AND EXTENDED FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN LOUNGE/DINER
- SPACIOUS MODERN KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM & EN-SUITE
- WALK-IN WARDROBE & JULIETTE BALCONY TO MAIN BEDROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN WITH PICTURESQUE VIEWS TO THE REAR
- STYLISH DECOR AND HIGH END FEATURES



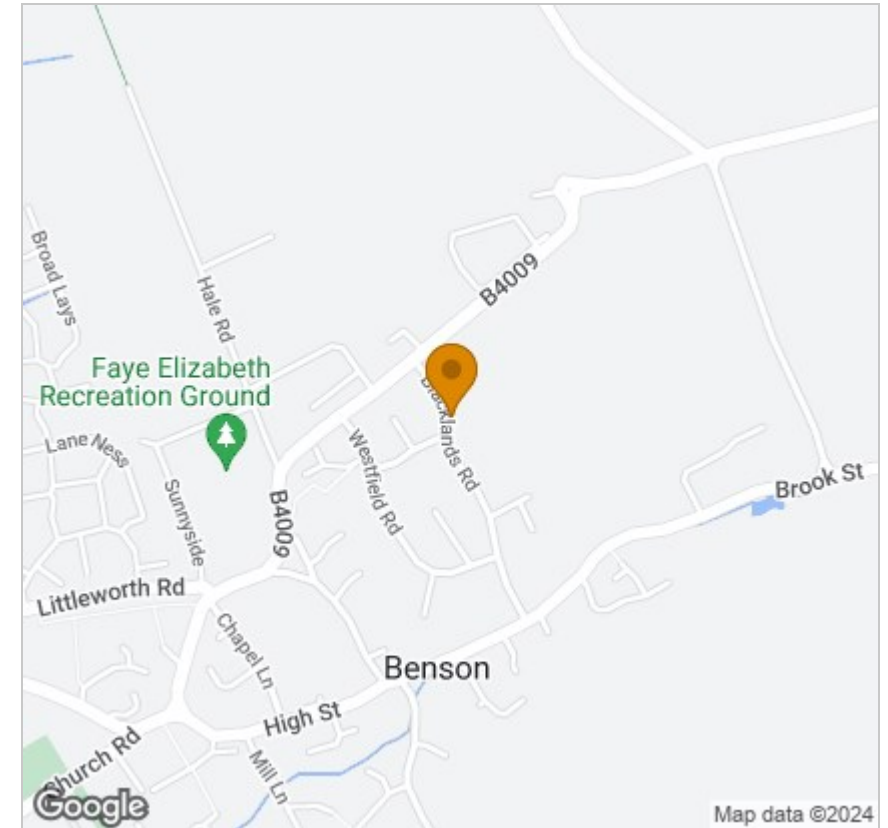
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	85	Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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