



Benbow Cottage  
82 High Street, Milton, Oxfordshire  
OX14 4EJ



JAMESGESNER  
- ESTATE AGENTS -



**Benbow Cottage**  
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**Milton**  
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**GUIDE £700,000 FREEHOLD**

A beautifully presented four double bedroom cottage situated within this unique row of modern thatched cottages in the highly regarded village of Milton in South Oxfordshire. Built by highly regarded local builders Lakehouse Developments in 2019 the property really must be seen to be appreciated.



Benbow Cottage is the largest of the terrace of three cottages, located within this small development of just four properties with accommodation comprising; generous reception hallway, cloakroom, study with bespoke storage, utility room, dining room with built in seating and storage, fully integrated kitchen with quartz work-surfaces, lounge with bi-folding doors to the garden, four double bedrooms (three with excellent storage options) en-suite shower room and family bathroom.

Central heating is by Green Energy air source heat pump, featuring underfloor heating on the ground floor and the cottage also features traditional timber double glazed windows and high standards of insulation. The distinctive thatch roof is in long lasting reed and has been roofed in accordance with the "Dorset Model" recognised industry standard system that reduces fire risk and insurance costs. The rear garden is west facing and fully landscaped with gated access to the gravel parking for three cars comfortably at the rear. The garden is laid mainly to lawn with two patio areas and a Pergola.



Further features include Karndean flooring downstairs - Tongue and groove panelling - Sea grass carpet from Crucial Trading - Neff induction hob – Wine fridge - Hansgrohe bathroom fittings and rainfall shower in the en-suite - Farrow & Ball paint throughout - Corston architectural brass hardware in the study and boot room - two garden sheds.

Lakehouse Developments have been building striking individual homes in Oxfordshire and Berkshire over the last 12 years and have quickly gained a reputation for creating innovative stylish new homes, showcasing the latest technologies in building practice with the care and attention to detail of traditional craftsmen builders.

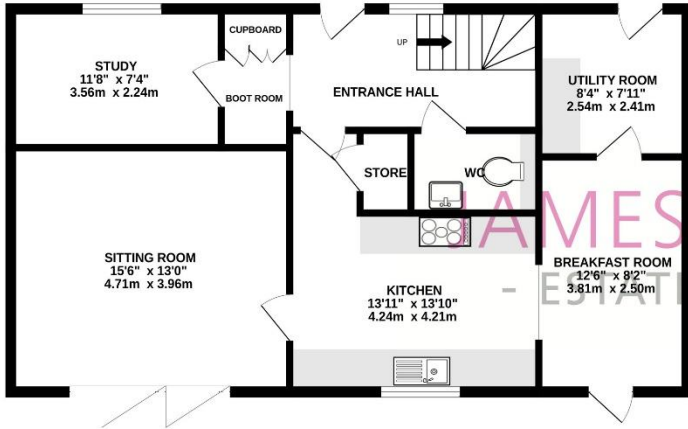
The village has a lovely children's play park which is ideally close to the house, a shop, post office and gym (The Park Club), the popular Plum Pudding public house, Church of England Primary School, Parish Church of Saint Blaise and a good bus service from the end of the High Street at Milton Park. There are also local shops and public houses in the neighbouring village of Sutton Courtenay and a wider, more comprehensive range of shopping and leisure facilities in nearby Didcot which also has a fast train service into London Paddington from the Parkway Station. The village is also well located for the independent preparatory and senior schools in Abingdon, Oxford and Wallingford.



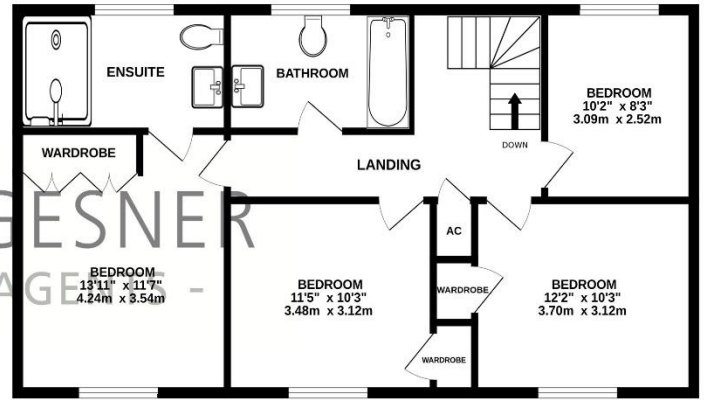
Didcot is just 3 miles away and offers excellent shopping & leisure facilities and a fast rail connection to London Paddington in 45 minutes. Alternative shopping, secondary schooling both state and independent are available at the historic market town of Abingdon (3 miles).



GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.

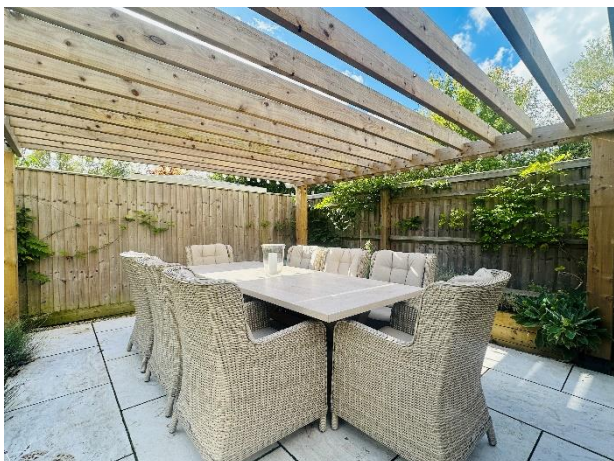


TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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