



Saxon Court, Benson OX10 6RZ



Saxon Court, Benson

A fabulous detached five bedroom family home set in this charming small close within easy walking distance of the shops and amenities in the village centre. The nearby A4074 provides convenient access to both Reading and Oxford.

The beautifully appointed accommodation includes two bathrooms, whilst the living space includes sitting and family rooms, study, cloakroom and a large triple aspect kitchen/breakfast/dining room.

The house enjoys an excellent degree of privacy with a secluded garden and double width garage.

The property is double glazed throughout with gas central heating to radiators.



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator, downlighters, stairs to landing.

Kitchen: 18'3 x 11'9 Double aspect with door to garden, range of storage units with worktop, white ceramic sink, integrated dishwasher and fridge/freezer, double oven, five ring gas hob with extractor hood above, downlighters, radiator, wood style floor. Open to:

Dining Room: 8'10 x 10'11 Double aspect, wood style floor, radiator.

Living Room: 17'10 x 11'7 Double aspect with French doors to garden, fireplace with marble surround and hearth and coal effect gas fire, radiator.

Family Room: 11'10 x 9'10 French doors to garden with glazed sidelights, illuminated fitted bookshelves, wood style floor, radiator.

Study: 10'7 x 7'5 (max into bay) Walk-in bay window to front, wood style floor, radiator.



Cloakroom: White two-piece suite, wood style floor, radiator.

Stairs to Landing: Window to front, radiator.

Bedroom 1: 16'2 x 11'10 Window to front, two fitted wardrobes, radiator.

Ensuite Shower Room: Window to side, white four-piece suite including basin vanity unit, tiling, chrome radiator, downlighters.

Bedroom 2: 14'2 x 9'6 (max) Bay window to front, fitted wardrobe, radiator, downlighters.

Bedroom 3: 10'0 x 9'10 Window to rear, radiator, fitted wardrobe.

Bedroom 4: 9'6 x 13'4 Double aspect, fitted wardrobe, radiator, downlighters.

Bedroom 5: 10'6 x 9'2 Window to rear, fitted wardrobe, radiator, downlighters, radiator, loft access.

Bathroom: Window to front, white three-piece suite including bath with shower above and basin vanity unit, chrome radiator, tiling, downlighters.

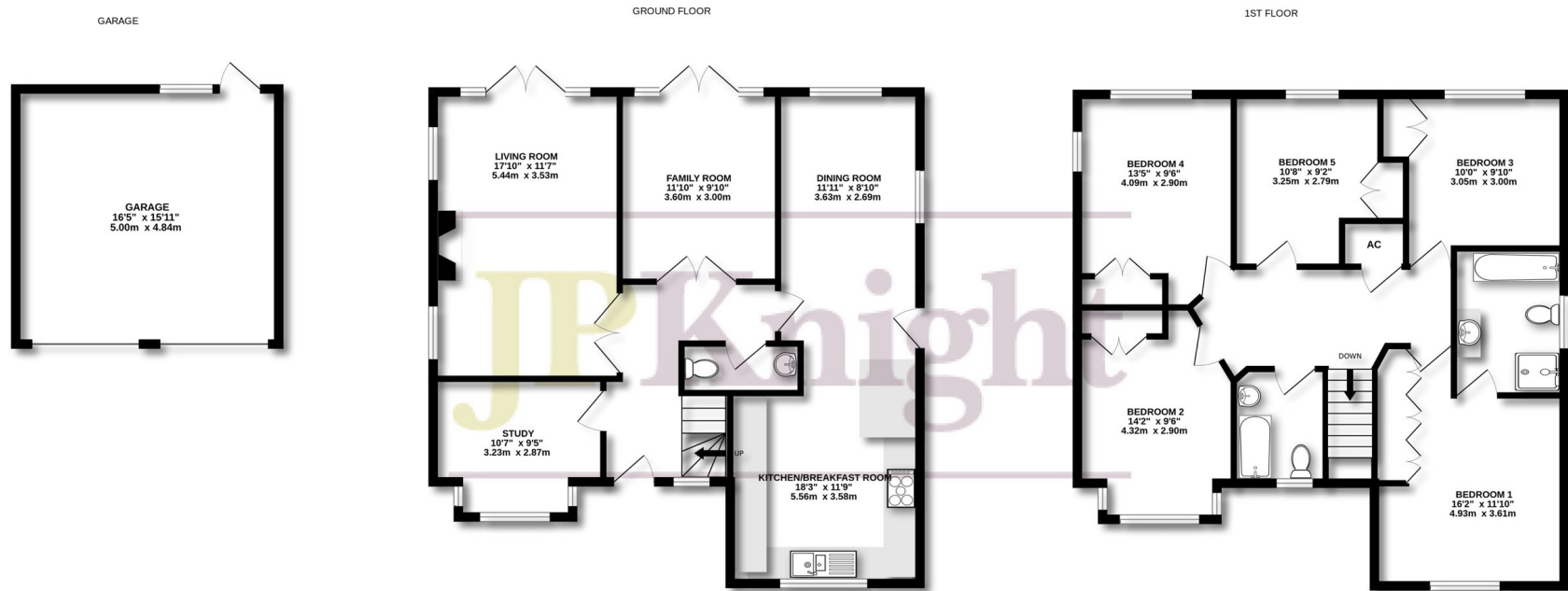
Outside

The rear garden is a stunning feature with a large paved terrace leading to a well-manicured lawn flanked with mature borders, plants and shrubs. There is a garden shed, summerhouse, timber fence and gated access to the front, rear parking spaces and garage.

Garage: 16'5 x 15'11 Two up and over doors, light and power, eaves storage.

Front garden: a wrought iron fence and gate leads to a block paved pathway to the front door flanked with planted borders, lawn and a mature hedge boundary to the front.





TOTAL FLOOR AREA : 1994sq.ft. (185.2 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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane. At the end turn left onto the A4074. After 1.7 miles turn right into Church Road then immediately right again into St Helens Avenue. Saxon Court is the first on the left.