

PROPERTY AGENTS

JPKnight



9 Gravel Close, Benson OX10 6SR



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A fabulous five bedroom detached family home in this quiet cul-de-sac within close proximity to the village centre shops and amenities.

The spacious accommodation has a 22' living room with bi-fold doors to the garden, modern kitchen/breakfast room, family room, utility and cloakroom to the ground floor.

On the first and second floors there are five bedrooms, luxury ensuite shower room, and bathroom.

Outside the secluded 37' garden faces southeast with a paved terrace and large lawn flanked with mature shrubs and trees, whilst to the front there is a block paved driveway for two cars, electric car charging point and a single garage.

The property is double glazed with gas central heating to radiators and some underfloor heating on the ground floor. Solar panels provide the majority of the electricity for the property and any excess generated heats the water.



Tenure - Freehold

Accommodation

Entrance Hall: Tiled & heated floor, staircase with cupboard under, radiator with cover, downlighters.

Cloakroom: Window to side, white two-piece suite including basin vanity unit, tiled & floor, radiator, downlighters.

Living Room: 22'2 x 11'7 A lovely double aspect room with walk-in bay window, bi-fold doors to the garden, marble fireplace with gas fire, radiator, wood floor.

Family Room: 12'3 x 17'9 Double aspect, two radiators, large storage cupboard, downlighters, wood floor.

Kitchen/Breakfast Room: 18'3 x 11'10 Walk-in bay window and additional window to the rear, contemporary range of storage units with quartz worktops, pelmet and low level plinth lighting, twin electric ovens, six ring gas hob and extractor hood above, fridge, freezer and dishwasher, radiator, tiled and heated floor.



Utility Room: 7'1 x 5'9 Units matching the kitchen, space for washing machine and tumble dryer, sink, radiator, tiled & heated floor and door to the side.

Stairs to first floor landing: Radiator, airing cupboard.

Bedroom 1: 13'8 x 11'4 Window to rear, radiator and cover.

Ensuite Shower/Dressing Room: 11'3 x 6' White three-piece suite that includes a large shower cubicle, limestone tiling, wall mirror, chrome radiator, double wardrobe and radiator.

Bedroom 2: 11'7 x 10'2 Window to rear, double wardrobe, and radiator.

Bedroom 3: 9'6 x 9'4 Window to front, radiator, panelled dado and fitted wardrobe.

Bathroom: Window to rear, white three-piece suite, tiling and part panelled dado, chrome radiator, down lighters.

Stairs to Second Floor Landing: Window to front, large double wardrobe.

Bedroom 4: 11'4 x 11'4 Scaled ceiling, Velux window, eaves cupboard and radiator.

Bedroom 5: 11'7 x 11'3 Eaves cupboard, Velux window with scaled ceiling and radiator.

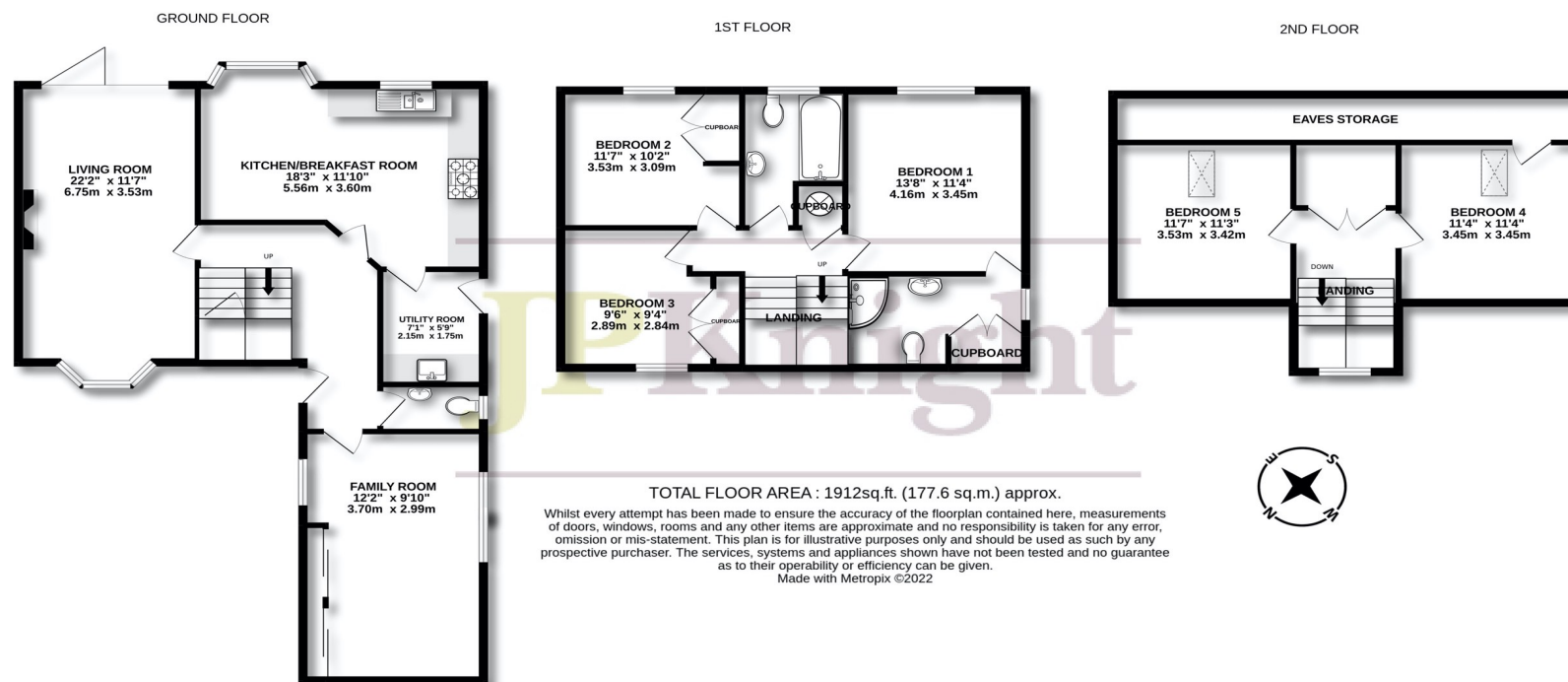
Outside

To the front there is block paved driveway with parking for two cars, flower border and access to the rear on both sides and electric car charging point.

Garage: 8'1 x 16' Electric up and over door, loft storage, boiler.

The secluded rear garden extends to 37' facing southeast with a large paved terrace leading to a lawn flanked with shrub beds, trees, and timber fence boundary.





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		
69-80	C	73 c	77 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 roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn immediately right into St Helens Avenue. Take 2nd left into St Helens Way, Gravel Close is first left and the property can be found in the cul-de-sac on the left hand side.