



Brook Street, Benson OX10 6LH



Brook Street, Benson

A charming semi-detached home set in a delightful location abutting the brook and just moments from all the amenities in the village centre.

This beautifully presented house offers spacious accommodation: on the ground floor there is a generously sized sitting room of 18' x 15', a conservatory with lovely outlook over the rear garden and a bright kitchen with a bay window overlooking the pretty, walled front garden. Upstairs there are two double bedrooms including the main bedroom with an ensuite shower and a bathroom.

Externally the property benefits from a single garage and parking. The rear garden is very secluded beautifully designed across three tiers with mature planting and seating areas. A shared gate gives pedestrian access across the brook and front garden.



Tenure - Freehold

Accommodation

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

Enclosed Entrance Porch: Tiled floor, side window.

Inner Hall: radiator, stairs to landing.

Cloakroom: White 2-piece suite, wood style floor, window and radiator.

Sitting Room: Double aspect with casement door and window looking through the conservatory to the garden and a side window. Feature fireplace with pine surround, two radiators and under stair storage cupboard.

Conservatory: Double glazed with a tiled floor, radiator and sliding patio door to garden.





Kitchen: Featuring a bay window overlooking the front garden, range of storage units with wood style worktops and white sink. Gas hob with extractor hood and electric oven, further appliance spaces, wood style floor and gas boiler.

Stairs to Landing: Loft access and linen cupboard.

Bedroom 1: Two windows overlook the gardens at the rear, wood floor, radiator, deep wardrobe.

Ensuite Shower: Tiled shower cubicle with shower unit, drying area with wood floor, radiator, part tiled walls.

Bedroom 2: Two windows overlook the front garden, radiator and over stair wardrobe cupboard.

Bathroom: Fitted with a white 3-piece suite with part panelled walls and a wood floor, radiator and window.

Outside:

To the Front: The front garden is set to lawn with a crab apple tree and mature border to the front boundary with a tall wall. A paved path leads via a communal gate across the Brook to the path on the onto Brook Street.

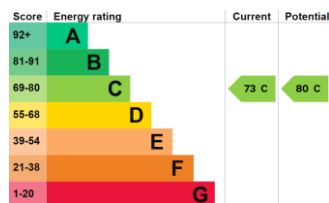
Garage: 18'11" x 7'10". Up over door and door open to the garden. Parking space to the front. Further visitor parking.

Rear Garden: Beautifully planted, the garden is set over three levels and paved with interspersed bricks, featuring Island and border, plant beds stocked with established shrubs and plants, side gate to the front. A paved terrace path leads to a further terrace at the rear. Timber garden shed, door to the garage and gate with path to the parking area.



Directions:

From our offices turn into the High Street, turn right at the 1st cross street onto the High Street, continue onto The Street, at the roundabout, take the 1st exit into Benson Lane, continue to follow A4074, turn right onto Church Road, turn right onto Castle Square, continue onto High Street, continue onto Brook Street and the property is on the right.



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.

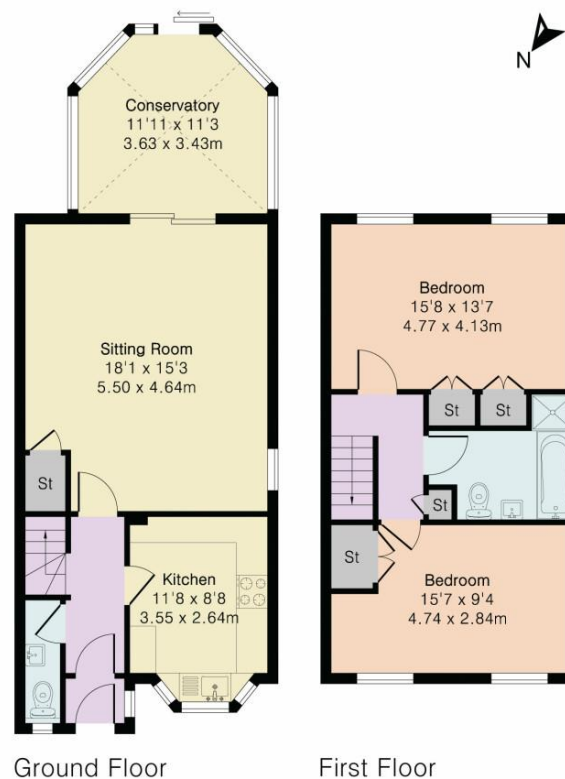


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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.

Approximate Gross Internal Area 1017 sq ft - 95 sq m

Ground Floor Area 587 sq ft - 55 sq m

First Floor Area 430 sq ft - 40 sq m



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