



Mill Lane, Benson, OX10 6SA



Mill Lane, Benson

NO ONWARD CHAIN

This attractive 5 bedroom detached home is set in the heart of this popular village just moments from its amenities. Situated in a quiet, no-through lane the property is approached over a 95' long drive leading to a double garage providing ample parking and storage. The superb accommodation includes a double aspect sitting room with sliding patio doors opening to a side terrace and a feature fireplace, dining room, study and kitchen/breakfast room with adjacent utility room: upstairs there are 5 well proportioned bedrooms and 2 bathrooms. Outside the grounds extend to approximately a 1/5 of an acre and feature a very private rear garden that wraps around the house enclosed by a mix of brick walling and timber fencing ensuring a good degree of privacy.



Tenure - Freehold

Accommodation

Reception Hall: Stairs to landing with display area under, double doors to cloaks cupboard and radiator. Cloakroom: Fitted with a white two-piece suite, radiator, double glazed window and wood style floor.

Sitting Room: A bright double aspect room with picture window to the rear and sliding patio doors to the terrace at the side, fireplace with wood surround and coal effect gas fire, two radiators.

Dining Room: Window overlooking the rear garden, radiator.

Study: Window to side and radiator.

Kitchen/Breakfast Room: Double aspect with windows to rear and side, fitted with a range of limed oak units with worktops and sink unit, integrated gas hob, extractor hood, double electric oven, fridge freezer, and dishwasher, radiator.





Utility Room: Stainless steel sink worktop cupboard and appliance spaces, radiator, wall mounted gas boiler, window to the front and glazed door to the garden.

Stairs to Galleried Landing: Window to the front, radiator, loft access, airing cupboard.

Bedroom 1: Double aspect with windows rear and side, two fitted wardrobes, radiator.

Shower Room. Fitted with a white 4-piece suite including shower cubicle and bidet, part tiled walls, radiator, window and wood style floor.

Bedroom 2: Two Velux windows, radiator, scaled ceiling and loft access.

Bedroom 3: Range of wardrobes with sliding mirror doors, radiator.

Bedroom 4: Window to the rear range of wardrobes, radiator.

Bedroom 5: Front aspect, wardrobe and radiator.

Bathroom: Fitted with a white 4-piece suite which includes a bath and separate shower cubicle, part tiled walls, radiator, window.

Outside:

To the Front: The property is approached over a cobble effect drive bordered by shrubs and plants with a brick wall and timber fence, the driveway widens in front of the house for the parking turning area.

Double Garage: 19'5" x 18'4" Twin up/over doors, power, window, doors to both garden and house.

Rear Garden: Enjoying an excellent degree of privacy the gardens wrap around the property predominantly laid to lawn with a paved terrace and path to a side gate to the front. The gardens are enclosed by a combination of brick walling and timber fencing and feature to show trees and established planting to the borders, gate access on both sides to the front.



Directions:

Turn left from our offices into St Martin's Street, turn right onto High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, continue on the A4074, turn right onto Church Road, turn right onto St Helen's Avenue, turn left towards Mill Lane and the property will be on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

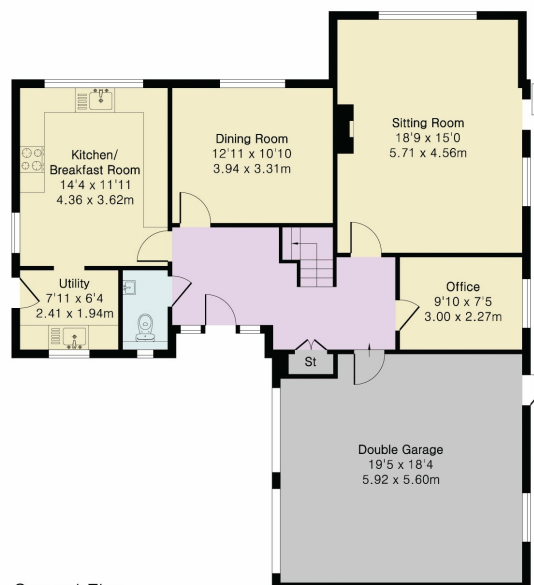
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



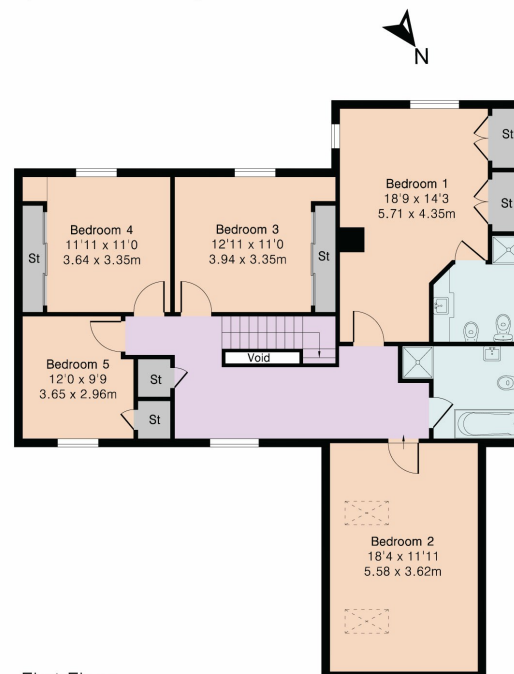
Approximate Gross Internal Area 2422 sq ft - 225 sq m (Including Garage)

Ground Floor Area 1274 sq ft – 118 sq m

First Floor Area 1148 sq ft – 107 sq m



Ground Floor



First Floor



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.

JPKnight