

PROPERTY AGENTS

**JP Knight**



Paddock Close, Benson OX10 6RS



## Paddock Close, Benson

Tucked away in a quiet cul-de-sac close to the heart of the village, an attractive detached 3 bedroom bungalow on a secluded corner plot offering a high degree of privacy. The property benefits from ample off-road parking and a garage.

The comfortable accommodation includes a 27' double-aspect sitting room provides a bright and spacious living area, separate dining room with patio doors to the garden and a 16' kitchen with plenty of workspace and storage.

There are three bedrooms served by a refitted modern shower room, along with the added convenience of a separate cloakroom.

With its peaceful setting, versatile layout and proximity to village amenities, this delightful bungalow offers comfortable single storey living in a highly desirable location.

## Tenure - Freehold

Accommodation

Entrance Hall: Tiled floor, open way to:

Enclosed Veranda: Full width window overlooking the front, tiled floor, electric heater.

Inner Hall: Wood block floor, downlighters, loft hatch, radiator.

Sitting Room: A bright double aspect room with a bay window and porthole to the front and window to the side, wood block floor, 2 radiators, archway to:

Dining Room: Wood block floor, sliding patio doors to garden, radiator.

Kitchen: Window to the rear, range of storage units with stainless steel sink, recess for cooker, integrated dishwasher, tiled floor, radiator, larder cupboard with shelving, airing and broom cupboards.





## Outside

To the Front: Large block paved drive with lawn to one side with flower and shrub borders. Paved area in front of the house.

Garage: With an up/over door, door and window to rear, power.

Garden: There is a large paved terrace with dwarf retaining wall, the garden is set to lawn beyond and enclosed by timber fencing with planted borders.

Across the rear, screened by a decorative wall, there is a paved path with raised beds, timber fencing, greenhouse.



Side Lobby: Door to the side, tiled floor, radiator, utility recess with space for washing machine, gas boiler.  
Cloakroom: White 2-piece suite, tiled floor, radiator, window, downlighters.

Bedroom 1: Window through the veranda to the front, radiator, range of wardrobes and fitted furniture.

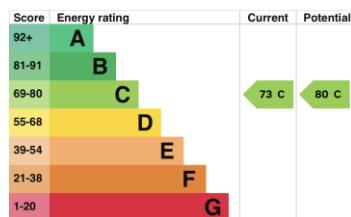
Bedroom 2: Window to the rear, wardrobe, radiator.

Bedroom 3: Window to the rear, wardrobe, radiator.

Shower/Wet Room: Large shower cubicle, tiled floor and tiled walls, low level w.c., handwash basin set within a vanity unity, window, downlighters.

Directions:

From our offices, turn right at the 1st cross street onto High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, continue to follow A4074 turn right onto Church Road, turn right onto Castle Square, continue onto High Street, turn right onto Crown Square, turn left onto Paddock Close and the property will be on the left hand side.

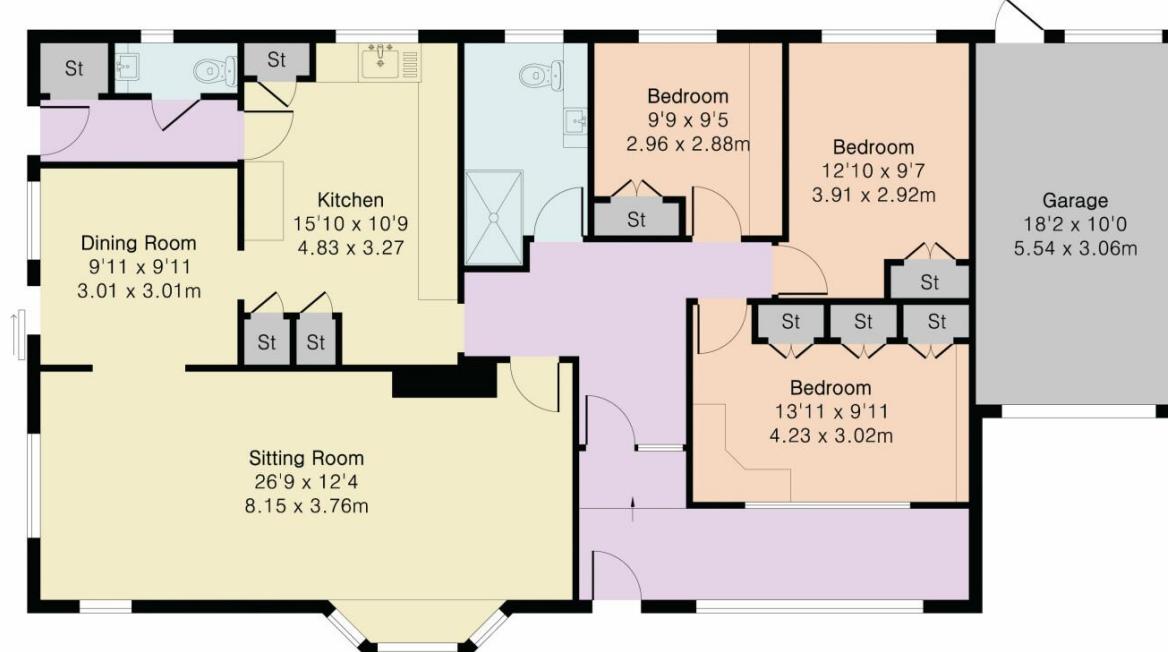


**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



## Approximate Gross Internal Area 1320 sq ft - 123 sq m (Excluding Garage)

Garage Area 182 sq ft - 17 sq m



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.

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