



Littleworth Road, Wallingford, OX10 6LY

£725,000 Freehold

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SALES LETTINGS





The Property

This three double bedroom detached former farmhouse situated in the desirable village of Benson offering large garden kitchen-diner. The property comprises good size entrance hall, large open plan kitchen-diner with a new log burner and integrated appliances with porcelain tiled floor, utility room, cloakroom and lounge with fireplace. On the first floor there is a four piece family bathroom with limestone tiles and three genuine double bedrooms; the master with en-suite shower room.

To the front of the property there is a graveled driveway for multiple cars. To the rear; there is a courtyard which is mainly laid to lawn; and then a separate private garden which is very generous in size. For the finish garden size and layout to be fully appreciated; it must be viewed.





Key Features

- Utility room.
- Driveway parking for multiple cars.
- Courtyard garden and large garden.
- En-suite to master bedroom and four piece main bathroom.
- Seperate garden making a smaller low maintance space next to the house and large rear garden
- South facing Solar panels
- Large open plan kitchen/diner with log burner.



The Location

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.

Some material information to note: Air Source and Solar panel central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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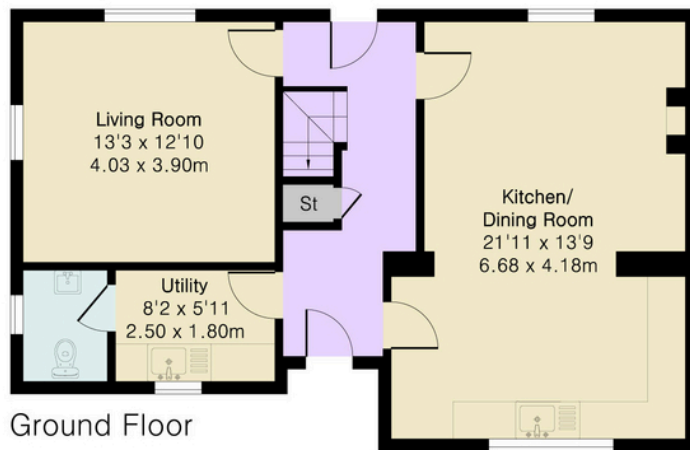
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Approximate Gross Internal Area 1278 sq ft - 119 sq m

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 582 sq ft – 54 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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