

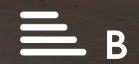
WE VALUE



YOUR HOME

A photograph of a modern, two-story red brick semi-detached house. The house features a dark grey tiled roof with three dormer windows. The exterior walls are made of red brick, and there are white-framed windows with some having white shutters. A dark grey garage door is on the left side. The house is set in a garden with some plants and a small path leading to the front door. The sky is clear and blue.

Coppice Piece, Benson
£500,000



Beautifully arranged over three floors, this impressive three-bedroom family home offers modern, flexible living throughout, with the original garage having been fully converted into a valuable additional family/playroom.

The ground floor features a stylish kitchen/breakfast room with integrated appliances, alongside a bright open-plan lounge/diner enhanced by a skylight and double doors opening onto the enclosed rear garden. The former garage has been professionally converted and now provides a spacious and versatile family room, ideal as a playroom, snug, home gym or second living area. A cloakroom completes this level.

The first floor comprises Bedroom One with fitted wardrobes and an en-suite, Bedroom Three, and a contemporary family bathroom. The top floor offers Bedroom Two with its own en-suite, plus a separate study—perfect for home working.

Outside, the property benefits from a private rear garden and driveway parking for one vehicle. Please note: the garage has been converted and there is no longer a garage at the property.





- WELL-PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS INCLUDING OPEN-PLAN LOUNGE/DINER
- ARRANGED OVER THREE FLOORS
- THREE DOUBLE BEDROOMS
- TWO EN-SUITES, FAMILY BATHROOM & CLOAKROOM
- ENCLOSED REAR GARDEN
- MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- GARAGE CONVERTED INTO FAMILY/PLAYROOM
- OFF-STREET PARKING
- SECOND FLOOR STUDY

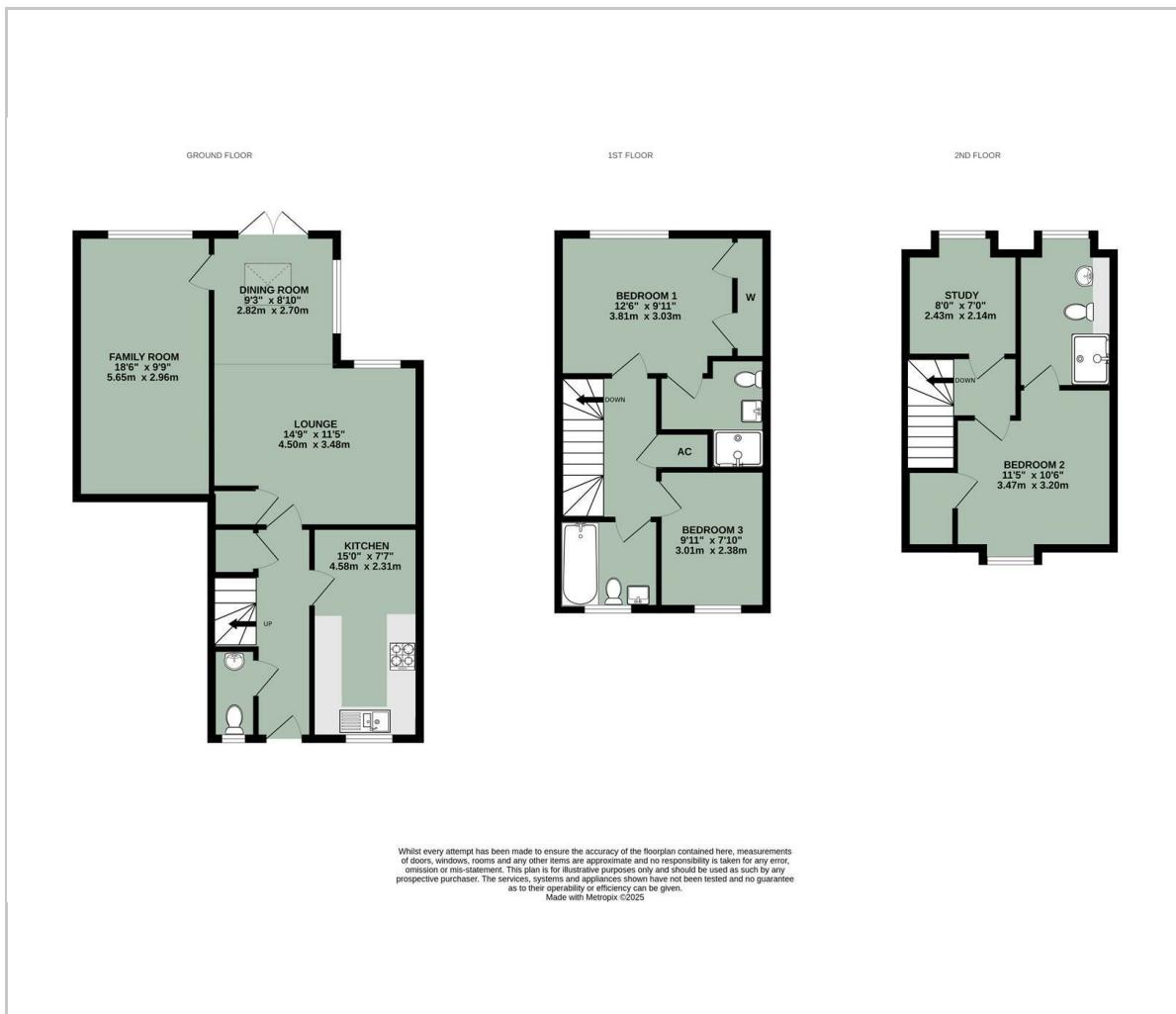


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C	84	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

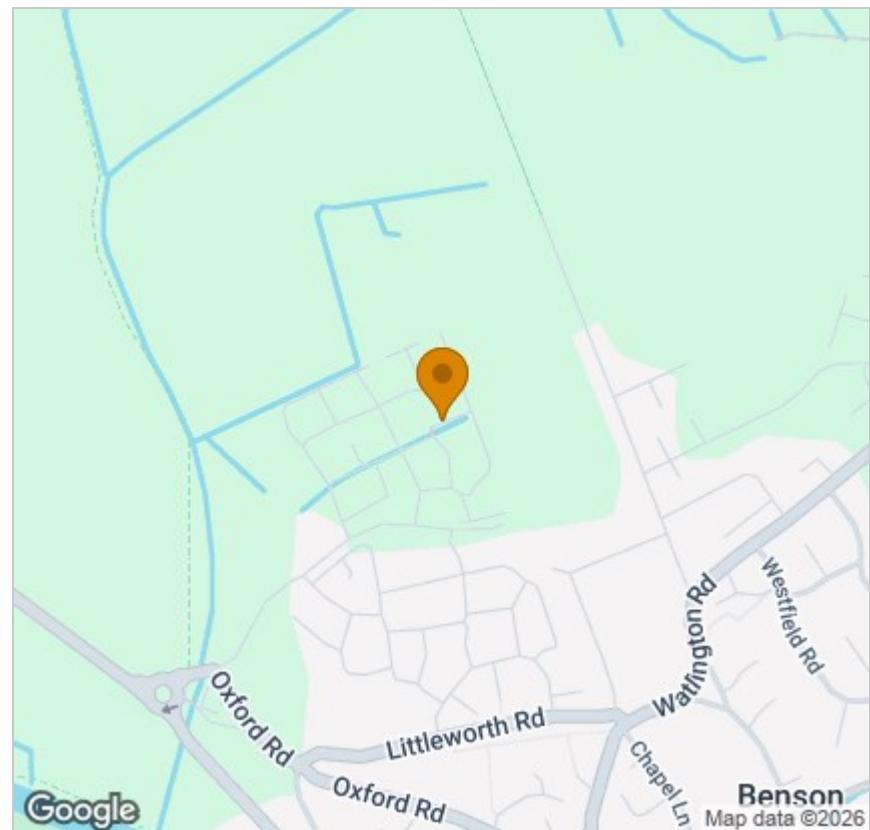
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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