



Paddock Close, Benson OX10 6RS





## Paddock Close, Benson

Tucked away in a small cul-de-sac, a detached bungalow on a superb plot of just under a 1/5 of an acre: the secluded grounds abut the airfield and feature far reaching views.

The accommodation includes 3 bedrooms and 2 bathrooms. The living space features a 22' sitting room, a double aspect, 18' kitchen-breakfast room with an adjacent utility and cloakroom. Outside there is ample driveway parking, twin doors to a store and an attractive 92' south west facing rear garden.

This convenient setting is within easy walking distance of the shops and amenities in the village centre, the nearby A4074 provides convenient access to both Reading and Oxford.

## Tenure - Freehold

Accommodation

Entrance Hall: Cupboard, radiator, loft access, wood style floor.

Living Room: Picture Window overlooking the garden and airfield, two radiators, cupboard.

Kitchen/Breakfast Room: A bright double aspect room with windows affording views over both the garden and airfield, stable door to the garden, fitted with a range of storage units with worktops, stainless steel sink and a large island unit with tiled worktop, integrated gas hob, extractor hood, double electric oven, fridge, tiled floor, radiator, stable doors to the garden, down lighters.

Utility Room: Window and door to the drive, stainless steel sink with cupboard under, space for washing machine and fridge freezer, tiled floor and radiator.







Cloakroom: Fitted with a white two-piece suite, radiator, tiled floor, window.

Bedroom 1: Window overlooking the rear garden, radiator.

Ensuite Shower Room: Fitted with a white three-piece suite including a tiled shower cubicle, radiator and window.

Bedroom 2: Window overlooking the drive to the front, wood style floor, radiator.

Bedroom 3: Window to the side, radiator.

Bathroom: Fitted with a white three-piece suite that includes a corner bath, tiled floor, further tiling, radiator down lighters and window.

Outside:

To the Front: There is an extensive gravel driveway with panelled timber side fence and shrub side borders.

Outside Store: Twin Doors to the front.

Rear Garden: A lovely feature the garden extends to 92'. There is a full width block paved terrace leading to a large lawn with a winding block paved central pathway. The garden features established trees and shrubs and hedging to the borders with a timber garden shed.

There are excellent far-reaching views across the airfield to the side. A path leaves down to a site terrace block page with a further path to the front.



#### 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.

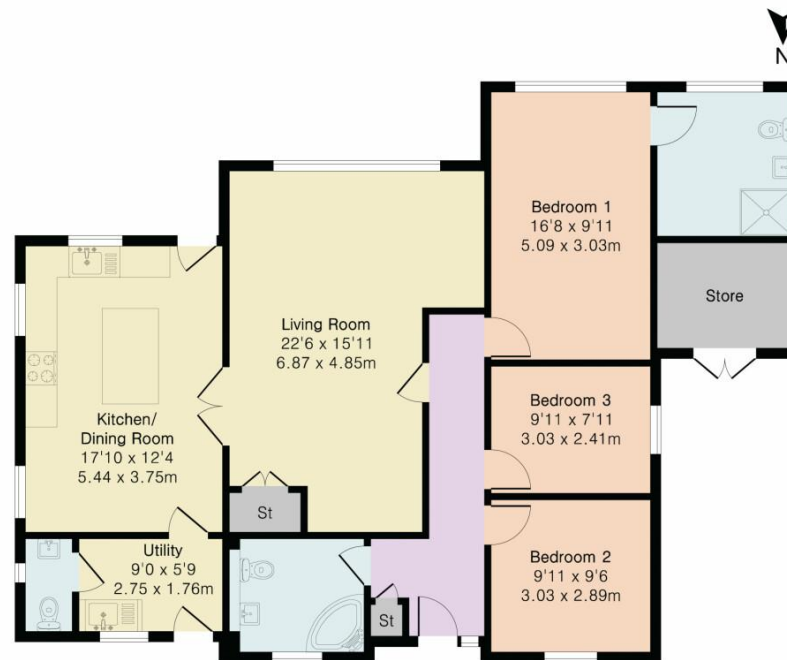
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**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.



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 1216 sq ft - 113 sq m**



Ground Floor

