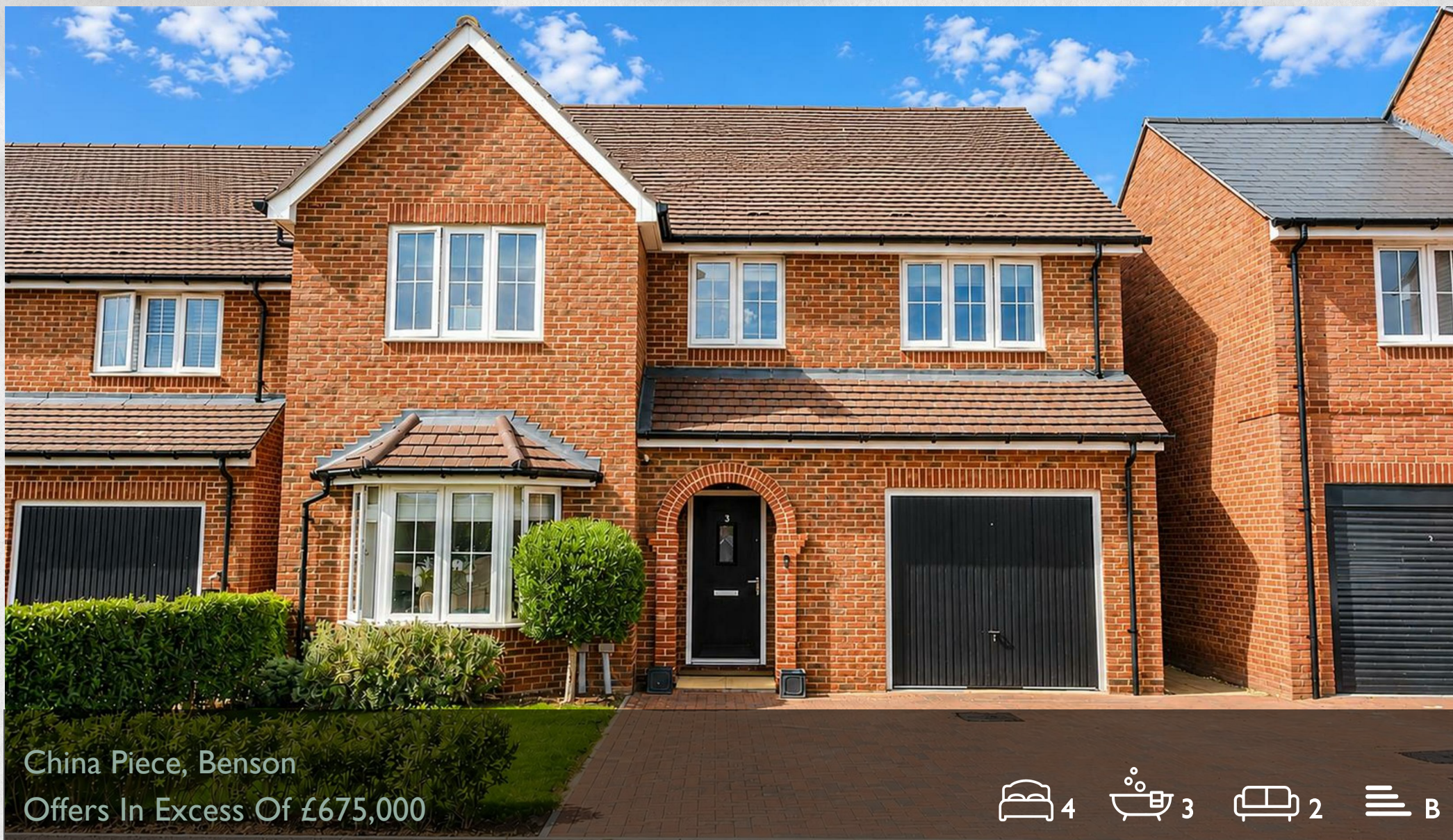


WE VALUE



YOUR HOME



China Piece, Benson
Offers In Excess Of £675,000



Immaculately presented throughout, this impressive four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a stunning open-plan kitchen/dining/family room with integrated appliances, creating the perfect space for entertaining and everyday life. Further accommodation includes a generous lounge, a study with bay window, a utility room and a cloakroom.

The garage has been partially converted to provide a versatile games room, complete with carpeting and a partition wall, while retaining a useful storage space.

Upstairs, the property offers four well-proportioned double bedrooms. Bedroom one benefits from a dressing room and en-suite, while bedrooms two and three share a convenient Jack & Jill en-suite. A stylish four-piece family bathroom serves the remaining accommodation.

Outside, the landscaped rear garden features a raised seating area and paved patio adjoining the property, providing an ideal space for outdoor dining and relaxation. The property further benefits from off-street parking for two vehicles.





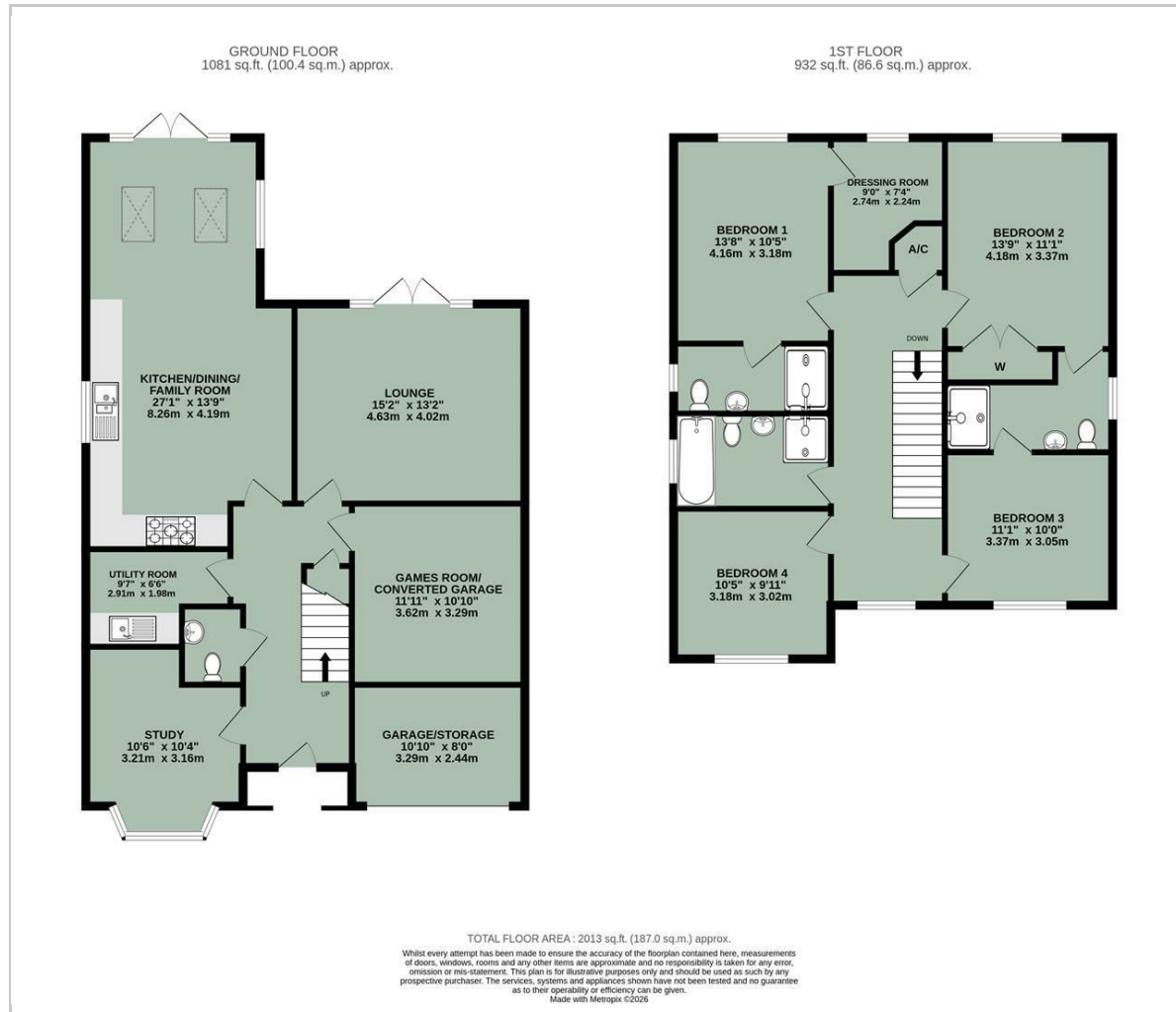
- IMMACULATLY PRESENTED THROUGHOUT
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM WITH INTEGRATED APPLIANCES
- ENCLOSED & LANDSCAPED REAR GARDEN
- FOUR WELL-PROPORTIONED DOUBLE BEDROOMS
- THE GARAGE HAS BEEN PARTIALLY CONVERTED INTO A GAMES ROOM
- EN-SUITE, JACK & JILL EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- VERSATILE STUDY WITH BAY WINDOW
- SEPARATE & USEFUL UTILITY ROOM
- DRESSING ROOM TO THE MAIN BEDROOM
- OFF-STREET PARKING FOR TWO VEHICLES



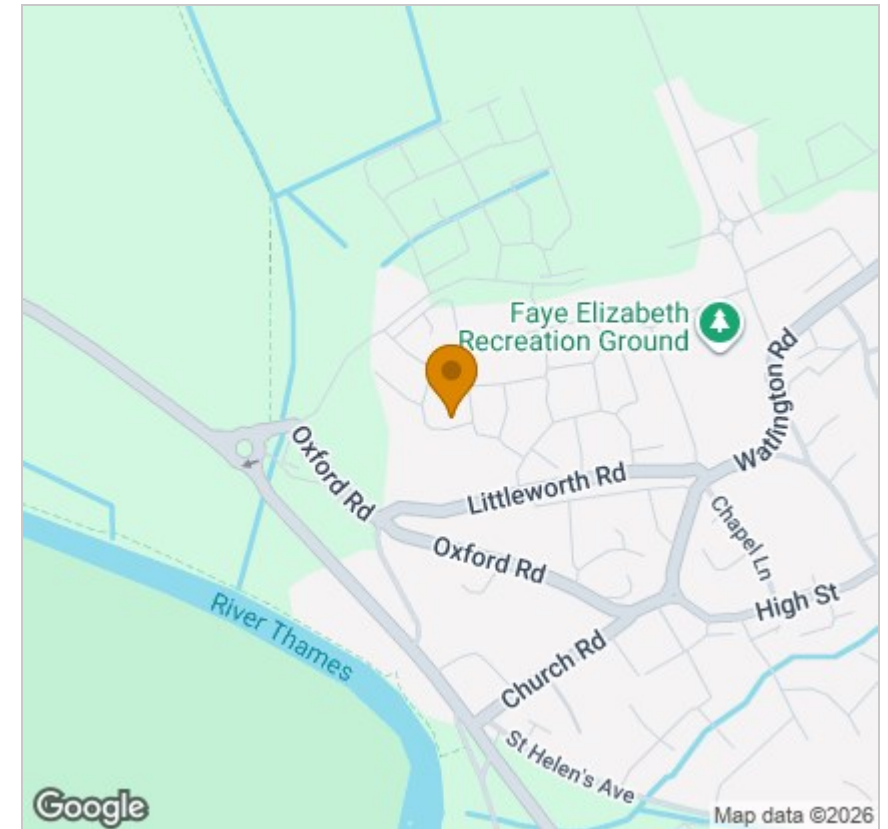
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk