



The Chestnuts, 61 Old London Road,  
Benson, Oxfordshire, OX10 6RR

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



**DESCRIPTION:**

The Chestnuts is an incredible, detached unlisted period property requiring complete renovation with two reception rooms and six double bedrooms over three floors.

Entering the property from the front door, the hallway leads off to two sizeable reception room with high ceilings, full height sash windows to the front and windows to the sides, one has a brick-built fireplace with wood burner and the other a Rayburn (not connected). Also on the ground floor is a kitchen/breakfast room with a Rayburn, a second ancillary kitchen, cloakroom and door to the rear.

On the first floor are four double bedrooms and bathroom. On the second floor are two more double bedrooms.

Outside, the property is approached though metal double gates onto a driveway with a single garage. The garden is mainly laid to grass enclosed by brick walls and mature hedging. There is a brick-built workshop and a storage hut.

The property does not have a heating system apart from the Rayburn and a wood burner, there is mains, electricity, water and drainage.

Viewing is highly recommended to fully appreciate the property size and obtain a vision for its full potential.

**EPC RATING:**

6 G

**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.





The approximate total area for the elements of the property represented on the floorplan is 243 SqM (2618 Sq.Ft)

Old London Road, Wallingford, Oxfordshire, OX10 6RR



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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