



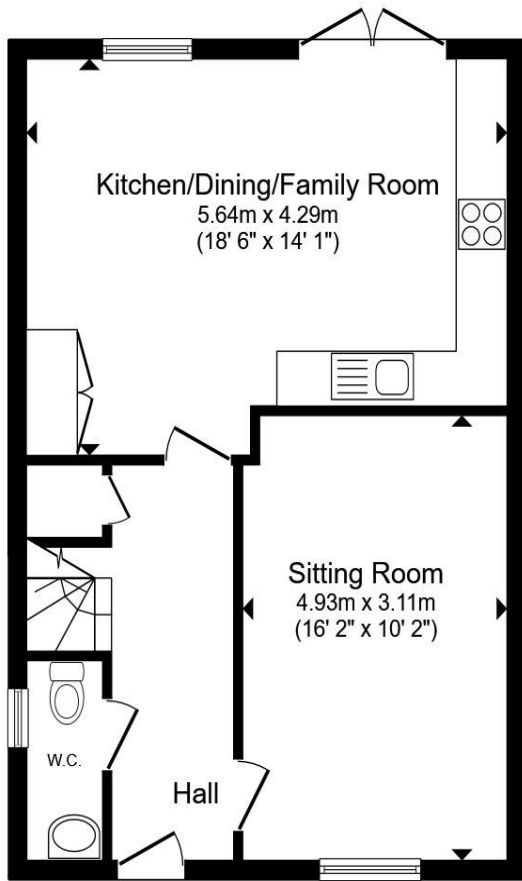
**Clerk Bank ,Benson, Wallingford OX10 6GN**

## Welcome to

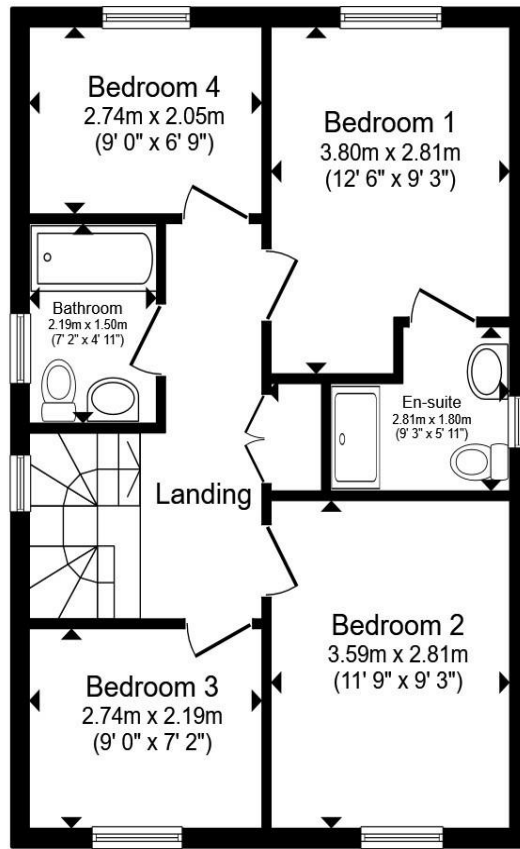
### Clerk Bank, Benson, Wallingford

The fantastically presented property offers light and airy accommodation and includes an open plan kitchen/dining/family room with integrated appliances, herringbone flooring, utility cupboard, separate sitting room, entrance hall with storage cupboard and cloakroom. First floor landing giving access to the master bedroom with ensuite shower room, three further bedrooms and family bathroom. Outside is a tandem driveway parking leading to the detached garage and west facing secluded garden. Where the property is situated on this new development close to the allotments and open green space and within half a mile to the Benson primary school and village centre. An internal viewing is highly recommended to avoid disappointment.

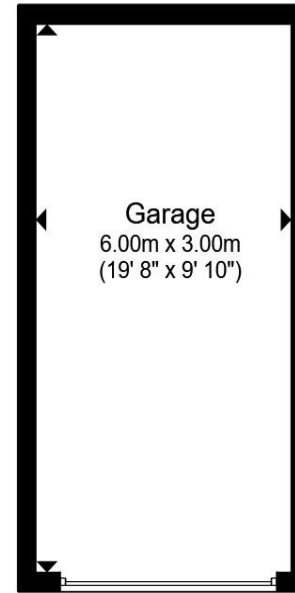




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Sitting Room**

16' 2" x 10' 2" ( 4.93m x 3.10m )

**Kitchen/Dining/Family Room**

18' 6" x 14' 1" ( 5.64m x 4.29m )

**Downstairs WC**

**Landing**

**Bathroom**

7' 2" x 4' 11" ( 2.18m x 1.50m )

**Bedroom 1**

12' 6" x 9' 3" ( 3.81m x 2.82m )

**Ensuite**

9' 3" x 5' 11" ( 2.82m x 1.80m )

**Bedroom 2**

11' 9" x 9' 3" ( 3.58m x 2.82m )

**Bedroom 3**

9' x 7' 2" ( 2.74m x 2.18m )

**Garage**

19' 8" x 9' 10" ( 5.99m x 3.00m )

**Rear Garden**

Total floor area 117.1 m<sup>2</sup> (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Clerk Bank, Benson, Wallingford

- High Energy Efficient Rated
- Four Bedroom Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Popular Chiltern Grange Development
- West Facing Secluded Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in excess of

# £450,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF105156](https://www.allenandharris.co.uk/Property/WLF105156)



Property Ref:  
WLF105156 - 0006

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