



17 Littleworth Road, Benson, OX10 6LY

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented country cottage sympathetically restored and extended in keeping with the property's age by the current owners which comprises two double bedrooms, two en-suite bathrooms, and double driveway parking for two cars. Dating back to the 1700's but valuably not listed this charming home has a pretty well-stocked cottage garden, and exceptional kitchen-diner extension. In brief; the accommodation comprises modern kitchen-diner with underfloor heating and integrated appliances, cloakroom, lounge with wood-burning stove, and study with useful pull down bed giving this room flexibility to be a 3rd bedroom.

On the first floor there are two double bedrooms with en-suite's; the master with dressing area. To the front of the property there is a well-stocked cottage garden with seating area. Finally to the rear; there is a store room and double driveway parking accessed from Littleworth Road.

Some material information to note: Conservation area. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised.

The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





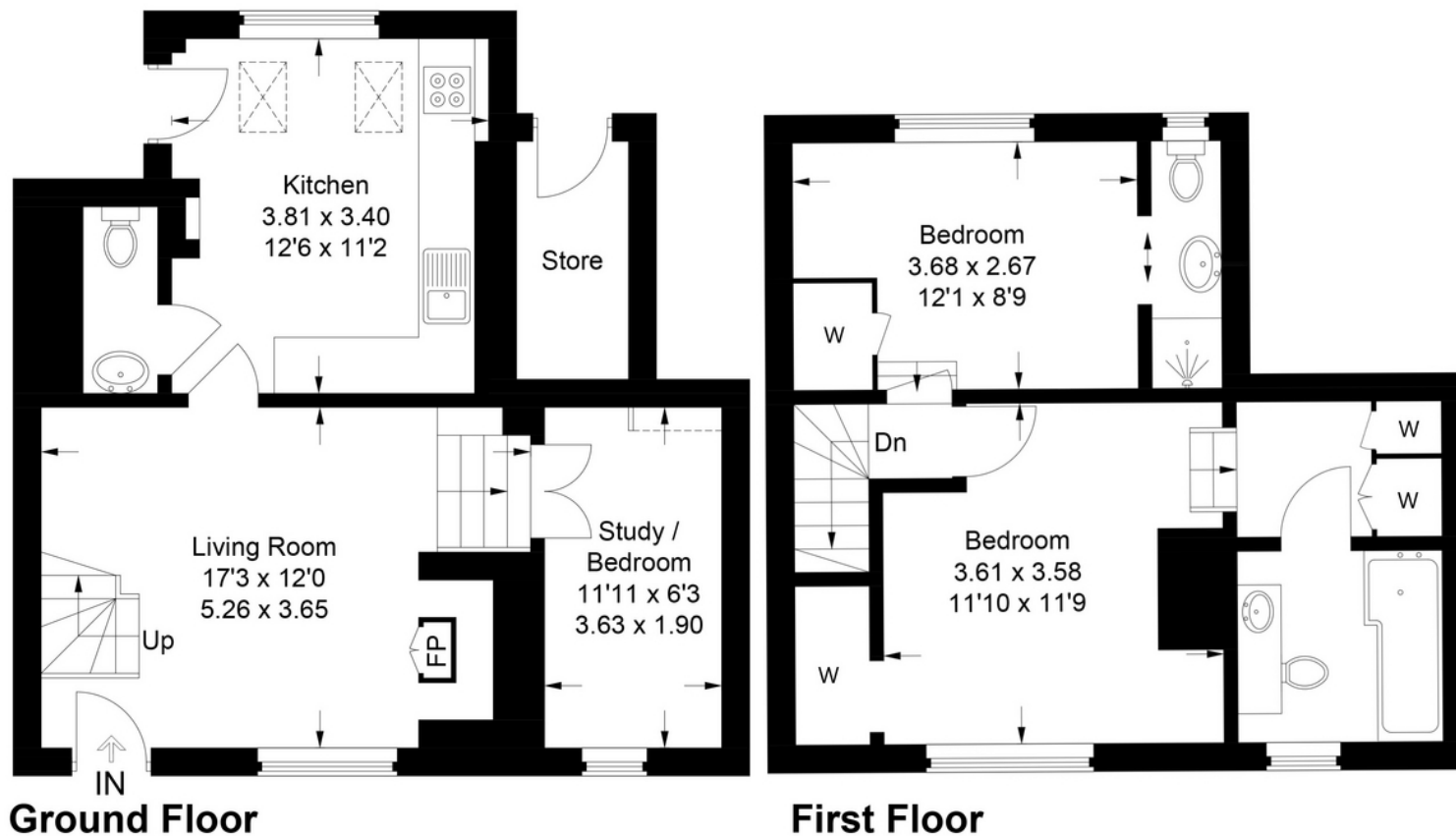
Key Features

- Two double bedrooms.
- Two en-suite bathrooms.
- Double driveway parking for two cars.
- Offered for sale with no onward chain.
- Study/3rd bedroom.
- Kitchen-diner.
- Beautifully presented throughout.
- Shed.

The Location

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.





Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 38.2 sq m / 411 sq ft
 Store = 3.2 sq m / 34 sq ft
 Total = 84.7 sq m / 911 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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