



1a College Farm, Benson,  
Oxfordshire, OX10 6SZ

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





#### DESCRIPTION

A charming barn style building perfect for office space, studio or what ever your small business requires located centrally in Benson with first and second floor offices, kitchen, store room and WC.

Part glazed double doors into:

Entrance Lobby:

Doors to ground floor office, WC and kitchen, stairs rising to the first floor, tiled floor.

Ground floor office:

A spacious room with window to the front, tiled floor and ceiling beams.

WC:

Fitted with a white suite comprising wall mounted hand wash basin and close coupled WC, tiled floor.

Kitchen:

Fitted with wall and base units, work top and stainless-steel sink/drain unit. window to the front, tiled floor and door to:

Storage Room:

Tiled floor.

First Floor:

A large open plan vaulted office space with exposed roof timbers and trusses, 3 Velux roof lights to the front.

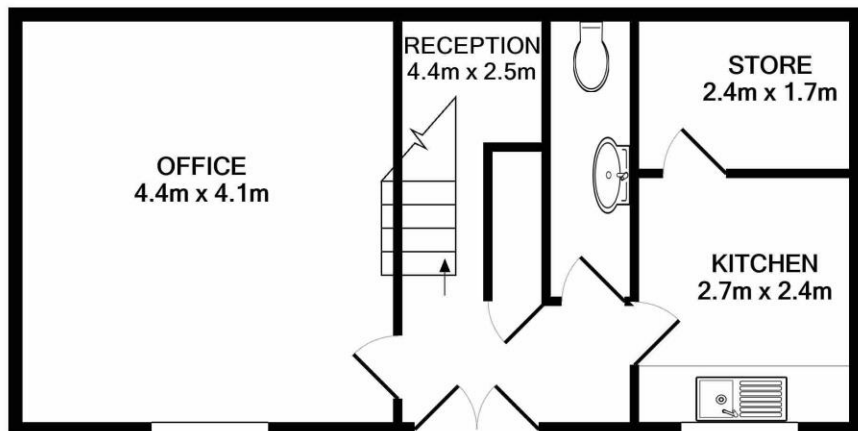
Parking:

Two tandem parking spaces directly to the front of the property.

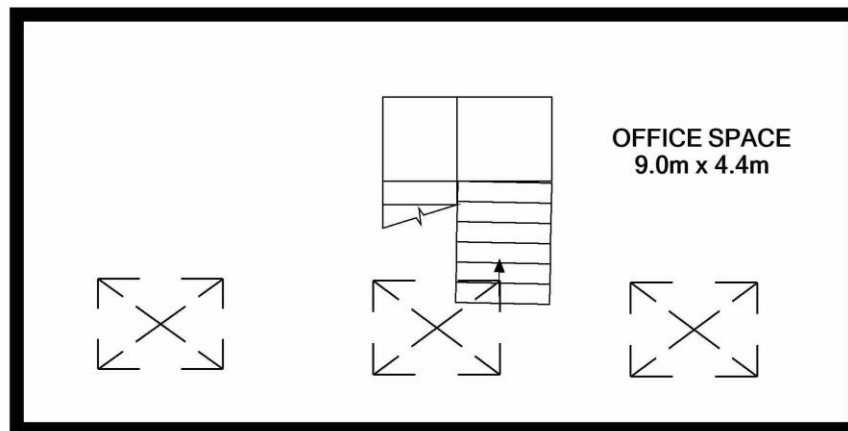
#### VIEWING ARRANGEMENT:

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.9 SQ.M. (850 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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42 High Street, Watlington  
Oxfordshire, OX49 5PY  
01491 612831

33a High Street, Benson  
Oxfordshire, OX10 6RP  
01491 839939

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[griffithandpartners.co.uk](http://griffithandpartners.co.uk)