



Bakers Yard, 27 Castle Square,
Benson, Oxfordshire, OX10 6SD

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



DESCRIPTION

Dating back to the 17th Century, Bakers Yard is a Grade II listed property with a wealth of charm and character, two reception rooms, conservatory, kitchen/breakfast room, utility room, study, three double bedrooms, two bathrooms, private garden, garage and parking. Its layout offers potential annex accommodation.

GROUND FLOOR - ACCOMMODATION:

Double wooden doors into:

ENTRANCE HALL:

Doors to the kitchen/breakfast room, bathroom and dining room, stairs rising to the first floor.

KITCHEN/BREAKFAST ROOM: 5.28m (17'4") x 4.67m (15'4")

Fitted with a range of base and wall units housing cupboards and drawers, roll edge work surfaces, 1½ bowl sink/drain unit with mixer tap, tiled splash backs, Aga, inset gas hob, built in oven, extractor hood, space and plumbing for dishwasher, recessed ceiling down lights, panel glazed windows to the front and side. Space for table and chairs.

BATHROOM:

Fitted with a white suite comprising panel sided bath, corner shower cubicle, pedestal hand wash basin and close coupled WC, part tiled walls, wall mounted heated towel radiator, recessed ceiling down lights and panel glazed obscured glass window to the front.

DINING ROOM: 5.11m (16'9") x 4.16m (13'8")

Panel glazed door to the conservatory, ceiling light point, radiator and panel glazed window to the front.



FIRST FLOOR - SITTING ROOM: 7.62m (25'0") x 5.46m (17'11")

A charming, spacious double aspect reception room with panel glazed windows to the side and front and panel glazed double doors opening onto a Juliet balcony, high ceiling, stone fireplace with a tiled hearth and wooden surround, original wood floor, recessed ceiling spot lights, radiators and doors to bedroom to and:

BEDROOM ONE: 5.17m (17'0") x 4.69m (15'5")

A large bedroom with vaulted ceiling, panel glazed window to the front with feature arched window above, three double built in wardrobes, radiator and door to:

EN SUITE WC:

Fitted with a white suite comprising vanity hand wash basin and close coupled WC.



BEDROOM TWO: 3.78m (12'5") x 3.01m (9'11")

Double room with fitted wardrobes to one wall, pedestal hand wash basin, ceiling beams, radiator, ceiling light point and panel glazed window over looking the garden.

CONSERVATORY: 3.86m (12'8") x 4.69m (15'5")

Of wooden construction on a dwarf brick wall, tiled floor, double doors to the garden and double doors to the:

INNER HALLWAY:

Double glazed double doors providing separate access to the property if required, door to the study/reception room and door to the utility room, tiled floor, pitched conservatory roof, wall light point and radiator.

UTILITY ROOM: 3.51m (11'6") x 2.13m (7'0")

Space and plumbing for washing machine and tumble dryer, Belfast sink, radiator, ceiling spot lights and Velux roof light.

STUDY/RECEPTION ROOM: 3.9m (12'10") x 3.75m (12'4")

An adaptable space depending on requirements, exposed ceiling and wall timbers, ceiling spot lights, radiator, panel glazed window to the front courtyard and stairs rising to the first floor.

FIRST FLOOR - LANDING:

Windows to the front and rear, ceiling light point, radiator and door to:

BEDROOM THREE: 3.76m (12'4") x 3.56m (11'8")

A double aspect double room with panel glazed window to the front courtyard and Velux roof light to the side, two double built in wardrobes, ceiling light point, radiator and door to:

EN SUITE BATHROOM:

Fitted with a white suite comprising panel sided bath shower over and glazed screen, vanity hand wash basin and close coupled WC, radiator, ceiling light point and Velux roof light.



OUTSIDE:

The property is approached through a wooden five bar gate onto a walled courtyard providing plenty of off road parking, mature trees, shrubs and flower beds make this a very pretty frontage. The garden is paved with mature trees, shrubs and flower beds. Door to brick built garden store.

GARAGE:

A spacious garage with wooden double doors to the front, power, light and central heating combi boiler.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire Council - Tax Band F & A. EPC RATING: N/A

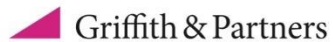
VIEWING ARRANGEMENT:

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 224 SqM (2415 Sq.Ft)

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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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