



9 Mill Lane, Benson,  
Oxfordshire, OX10 6SA

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



**DESCRIPTION**

This light and airy, freehold, self-contained apartment benefiting from high ceilings and large rooms, had an extensive renovation last year to update all areas and has accommodation comprising open plan kitchen/living room, one double bedroom and shower room, low maintenance garden and parking

**ACCOMMODATION:**

Panel glazed double doors into:

**KITCHEN/LIVING ROOM:**

The kitchen is fitted with a range of matching wall and base units housing cupboards and drawers, work tops, white sink/drain unit with mixer tap, freestanding cooker, washing machine, fridge/freezer, space and plumbing for dishwasher. Wall mounted gas combi boiler, tiled splash backs, ceiling light point, herringbone floor, door to the shower room and open to:

Living room with media wall containing electric fire, television and storage, vertical radiator, herringbone floor door and high arched window into:

**BEDROOM:**

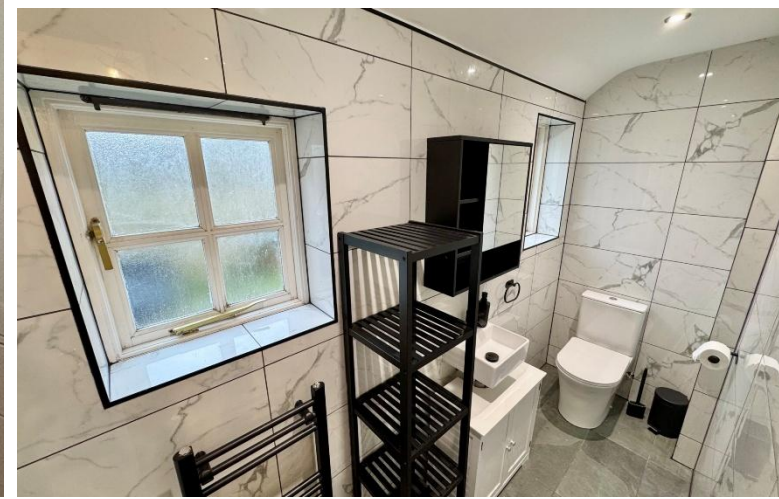
Double room with ceiling fan light, radiator and bay window to the front.

**SHOWER ROOM:**

A new sleek and modern design fitted with a large walk in shower, hand wash basin and close coupled WC, tiled walls and floor, recessed ceiling down lights and windows to the side.

**OUTSIDE:**

Low maintenance patio and gravel area, parking space and wood panel fencing to the sides.



**SERVICES AND OUTGOINGS:**

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band: A

**EPC RATING:**

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Located to the rear of Kingsford House, along Mill Lane, this property is a short walk to the centre of Benson.

Benson is a typical country village, it has a range of shops, a local Cooperative supermarket, local facilities and a fuel station with M&S Simply Food nearby and a local church.

There is a regular bus service to Wallingford and a service running Reading to Oxford. The village is set close to the River Thames, with a Marina and popular Riverside Café.

Wallingford is the closest Market town, providing a wider range of shops and services, a small Theatre, Library, Waitrose and Lidl supermarkets.

**VIEWING ARRANGEMENT:**

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

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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Oxfordshire, OX49 5PY

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