



G & P

75 BROOK STREET, BENSON,
OXFORDSHIRE, OX10 6LH

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An attractive period cottage with a generous size garden in the South Oxfordshire village of Benson with accommodation comprising two reception rooms, kitchen, two double bedrooms and full bathroom.

PRICE ON APPLICATION FREEHOLD

ACCOMMODATION - GROUND FLOOR:

Wooden half panel glazed stable door to:

SITTING ROOM: 4.7m (15'5") x 3.3m (10'10")

Attractive brick built open fire with cast iron double doors and back plates telling the "Three Billy Goats Gruff" story, wooden flooring, ceiling light point, power points, television aerial point, telephone point, radiator, cupboard housing electrical consumer unit and door to:

KITCHEN: 4.7m (15'5") x 1.8m (5'11")

Fitted with a range of matching wall and base units housing cupboards and drawers, wooden work surfaces, Belfast sink with mixer tap, ceramic tiled splash backs, space for freestanding cooker and fridge/freezer, space and plumbing for dishwasher, recessed ceiling spot lights, under unit lighting, power points, terracotta tiled floor, doors to the dining room and to first floor staircase, window to the rear.

DINING ROOM: 4.8m (15'9") x 2.7m (8'10")

A more recent addition the property with double glazed window and half glazed stable door to the rear, cupboard housing 18 month old combi boiler, ceiling light point, power points, radiator and laminate wood flooring.

FIRST FLOOR - LANDING:

Doors to bedrooms one, two and bathroom, ceiling light point and hatch to well insulated and boarded loft space.

BEDROOM ONE: 4.7m (15'5") x 2.9m (9'6")

Double room with fitted wardrobes to one wall, exposed wood flooring, ceiling light point, power points and window to the front.



BEDROOM TWO: 3m (9'10") x 2.7m (8'10")

Double room with double height ceiling, fitted cupboards to one wall, ceiling light point, power points, radiator and two double glazed Velux windows.

BATHROOM: 2.6m (8'6") x 2.2m (7'3")

Fitted with a white suite of panel sided bath, walk in shower cubicle, pedestal hand wash basin and low level WC, toiletry storage cupboard, recessed ceiling spot lights, radiator and obscured glass window to the rear.

OUTSIDE:

The property is fronted by a brick and flint wall with steps up to a pathway leading to the front door and a small lawn to the side.

The rear garden is approximately 130` long, mainly laid to lawn with hedging and panel fenced borders, small patio near the cottage and a covered return with plumbing for washing machine, tumble dryer and power points. Gravelled seating area, mature trees and shrubs, power sockets at mid point, 2 garden sheds, one with power and lighting, chicken run and gated access through neighbouring properties for access to the front.

SERVICES AND OUTGOINGS:

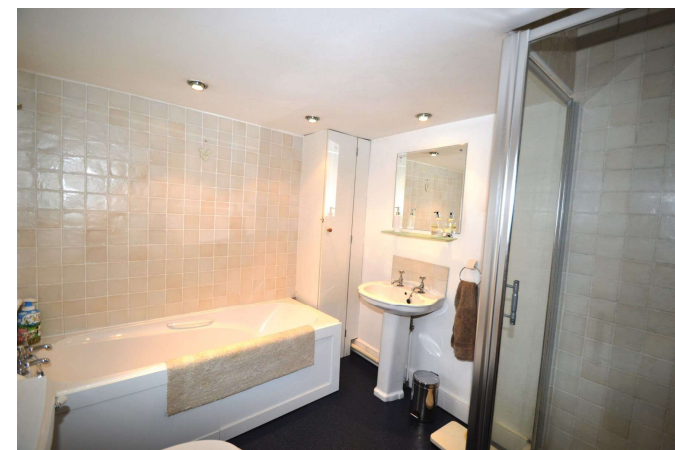
Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council, Tax Band D.

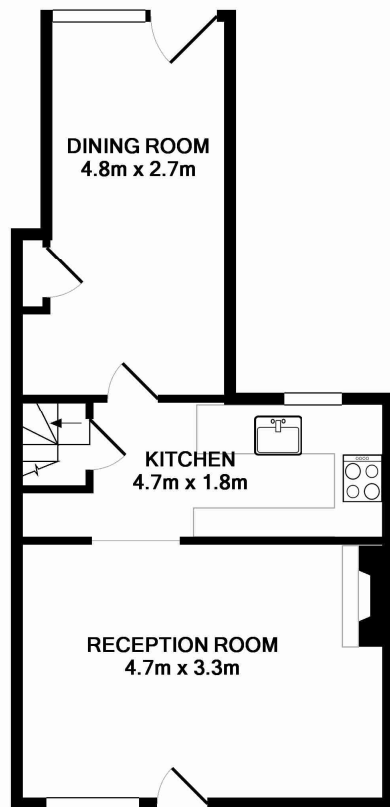
VIEWING ARRANGEMENT:

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

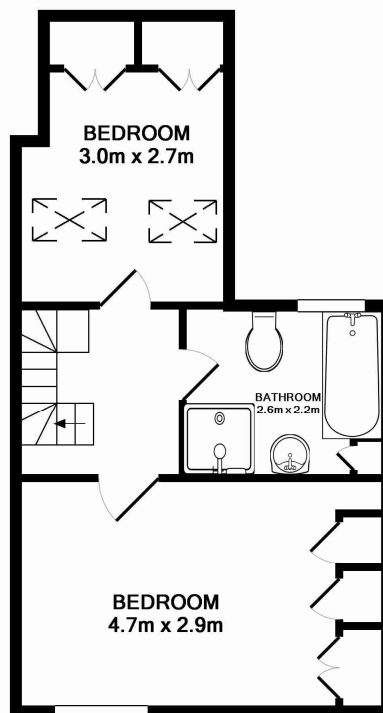
NB

The floor plan is included as a service to our clients and is intended as a guide to layout only.





GROUND FLOOR



1ST FLOOR



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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Energy Performance Certificate



75, Brook Street, Benson, WALLINGFORD, OX10 6LH

Dwelling type: End-terrace house

Date of assessment: 30 April 2013

Date of certificate: 01 May 2013

Reference number: 0262-2850-6847-9077-4261

Type of assessment: RdSAP, existing dwelling

Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

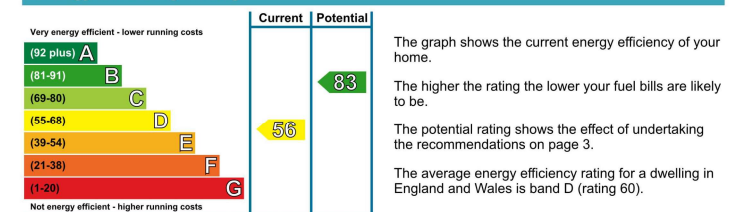
Estimated energy costs of dwelling for 3 years:	£ 2,451
Over 3 years you could save	£ 795

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 117 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,359 over 3 years	
Hot Water	£ 255 over 3 years	£ 180 over 3 years	
Totals	£ 2,451	£ 1,656	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 393	✓
2 Floor insulation	£800 - £1,200	£ 150	✓
3 Low energy lighting for all fixed outlets	£20	£ 57	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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