



G & P

**SUN COTTAGE, 41 CHAPEL LANE,
BENSON, OXFORDSHIRE, OX10 6LU**

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Originally built in 1763 as a public house and tastefully converted in 2000 to a stunning family home yet retaining a wealth of period features, Sun Cottage is a spacious property with 4/5 reception rooms, 4/5 double bedrooms, 2 en suites, bathroom, kitchen/breakfast room, utility, cellar, private gardens and parking.

PRICE ON APPLICATION FREEHOLD

ACCOMMODATION - GROUND FLOOR:

Wooden front door with glazed panel into:

ENTRANCE LOBBY:

Doors to the sitting room and study, Velux roof light, ceiling light point and radiator.

STUDY: 4.2m (13'9") x 3.3m (10'10")

Double glazed obscured glass window to the front, door to the kitchen/breakfast room, ceiling light point, wall light point, power points and radiator.

SITTING ROOM: 8.1m (26'7") x 5.1m (16'9")

A stunning reception room of generous proportion with a large open fireplace, Bressumer beam over and storage cupboards to either side, exposed ceiling beams, exposed wood floor, three double glazed windows to the rear, television aerial point, power points, wall light points, radiators and staircase two rising to the first floor.

KITCHEN/BREAKFAST ROOM:

A great family space with a county cottage feel. Fitted with a range of matching wooden base and wall units housing cupboards and drawers, wood block work surfaces, Belfast sink with mixer tap, ceramic tiled splash backs, Range cooker, dishwasher, power points, wall light points, exposed ceiling beams, tiled floor, large open fireplace (could be used to house an Aga if desired), large space

for table and chairs, two double glazed windows to the rear, doors to staircase one, the cellar, utility room and half glazed door to:

PORCH:

Window to the rear, stable door to the garden, tiled floor and ceiling light point.

CELLAR: 6.8m (22'4") x 4m (13'1")

Stairs down to split area, one side with Belfast sink, plumbing for washine machine and light point, the other side is a large storage space with light point.

DINING ROOM: 4.4m (14'5") x 3.6m (11'10")

A lovely double height ceiling room with sash window to the front, fireplace with wooden mantle over, ceiling light point, wall light points, power points, radiator and door to:

UTILITY ROOM: 4.9m (16'1") x 3.1m (10'2")

Fitted with a range of wall and base units, roll edge work surface, inset stainless steel sink/drainer unit, ceramic tiled splash backs, space and plumbing for washing machine, recessed ceiling down lights, power points, door to the kitchen, door to reception room 5/bedroom 5, stable door and double glazed window to the rear garden. NB. This room has previously been fitted as a full kitchen connecting to a bedroom with en suite shower, perfect for an elderly relative, teenager, guest suite or lodger.



RECEPTION ROOM FIVE/BEDROOM FIVE: 5.1m (16'9") x 4m (13'1")

Versatile room either as a room to get away from everyone or additional bedroom space, double glazed window to the front, exposed ceiling beams, hatch to large loft space (with potential for development to storage area subject to PP), television aerial point, power points, recessed ceiling spot lights, radiator and door to:

EN SUITE SHOWER ROOM: 2.2m (7'3") x 1.8m (5'11")

Fitted with a white suite of large walk in shower, pedestal hand wash basin and low level WC, ceramic tiled walls, wall mounted towel radiator, recessed ceiling down lighters and exposed ceiling beam.

FIRST FLOOR - LANDING: 10.09m (33'1") x 1.1m (3'7")

Doors to all four bedrooms and family bathroom, exposed wooden floor boards and ceiling light points.

FAMILY BATHROOM: 3m (9'10") x 2.8m (9'2")

Fitted with a white suite of panel sided bath with hand held shower mixer tap, pedestal hand wash basin and low level WC, mosaic tiled walls, recessed ceiling down lights, radiator and double glazed obscured glass window to the side.

MASTER BEDROOM: 4.6m (15'1") x 4m (13'1")

Double room with double glazed window to the rear, exposed wooden floor boards, ceiling light point, power points, radiator and door to:

EN SUITE SHOWER ROOM: 2.8m (9'2") x 1.8m (5'11")

Fitted with a white suite of walk in shower, pedestal hand wash basin and low level WC, recessed ceiling down lights, radiator, exposed ceiling beam and double glazed obscured glass window to the rear.

BEDROOM FOUR: 4.2m (13'9") x 3.3m (10'10")

Double room with double glazed window to the front, exposed wooden floor boards, ceiling light point, power points and radiator.

BEDROOM THREE: 4m (13'1") x 3.5m (11'6")

Double room with double glazed window to the rear, exposed wooden floor boards, ceiling light point, power points, television aerial point and radiator.

BEDROOM TWO: 5.1m (16'9") x 4.3m (14'1")

Double aspect double room with double glazed windows to the front and rear, open feature fireplace, door to storage cupboard and to staircase two leading back down to the sitting room, exposed wooden floor boards, ceiling light point, wall light points, power points and radiator.

OUTSIDE:

A wooden five bar gate leads on to the gravel driveway with parking for several cars. A fence with secure gates gives access to the rear garden mainly laid to lawn with mature borders, flower are shrub beds, decked seating areas, paved terrace, raised wooden child's play house, garden sheds, outside lighting, tap and external WC with hand wash basin and combi boiler for the central heating and water.

SERVICES AND OUTGOINGS:

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

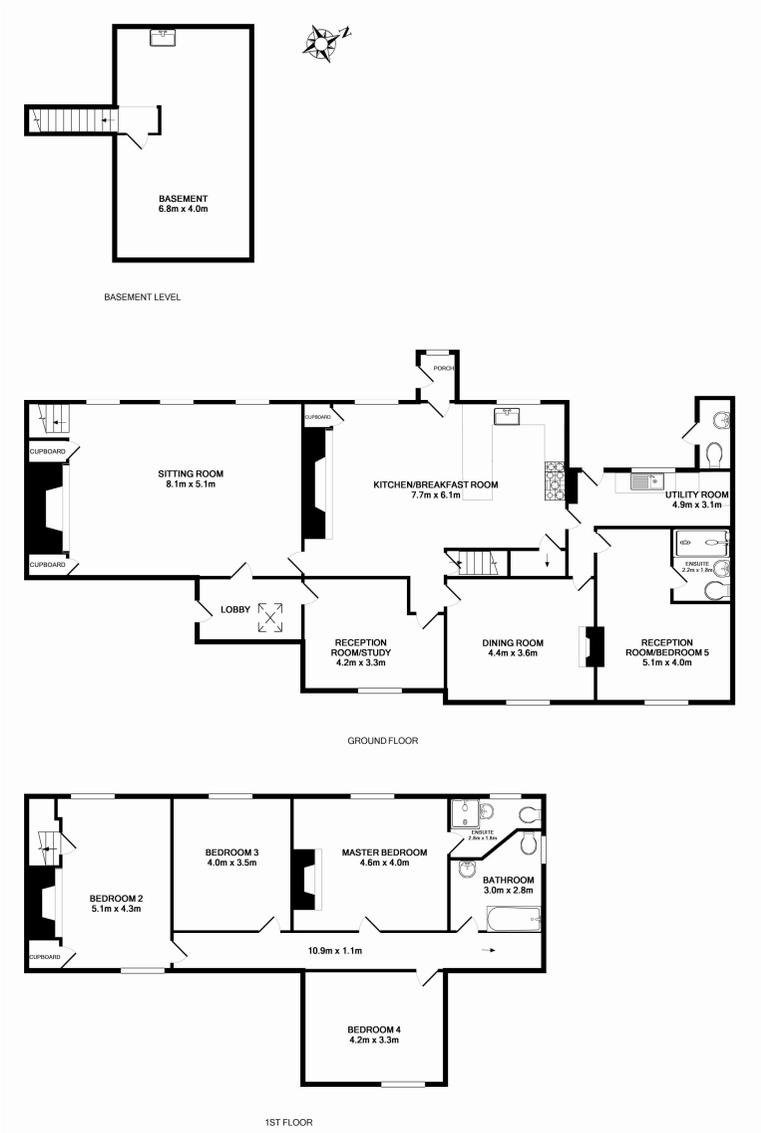
VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/283393

NB

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





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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The size of appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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Energy Performance Certificate



41, Chapel Lane, Benson, WALLINGFORD, OX10 6LU
Dwelling type: Detached house **Reference number:** 9527-2897-7909-9324-8555
Date of assessment: 23 October 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 25 October 2014 **Total floor area:** 234 m²

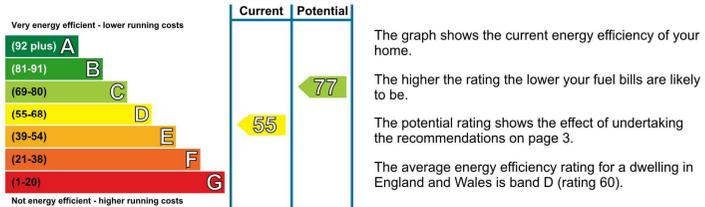
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,975
Over 3 years you could save	£ 2,688

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 345 over 3 years	
Heating	£ 6,300 over 3 years	£ 3,609 over 3 years	
Hot Water	£ 330 over 3 years	£ 333 over 3 years	
Totals	£ 6,975	£ 4,287	

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	£ 2,254	✓
2 Floor insulation	£800 - £1,200	£ 434	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 775	✓

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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