



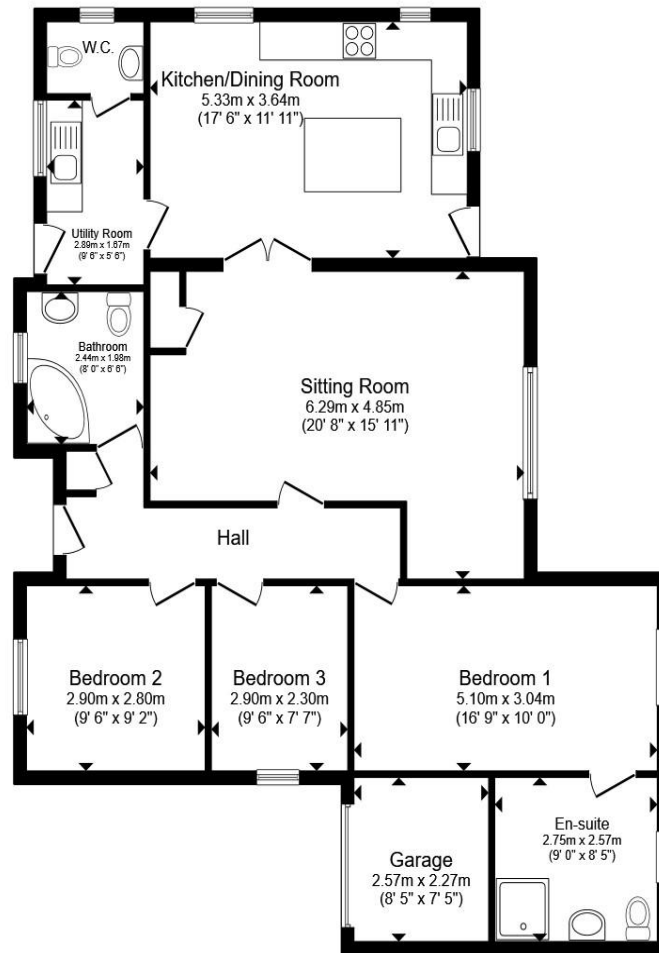
Paddock Close, Benson, Wallingford OX10 6RS

welcome to

Paddock Close, Benson, Wallingford

The bungalow's well-presented accommodation is in good order throughout and thoughtfully arranged for comfortable, modern living. There are three generous bedrooms, including a principal bedroom with en-suite, as well as a stylish family bathroom. The spacious living area centres around a 20ft sitting room, a wonderful space for relaxation and entertaining guests. The bright, double-aspect 17ft kitchen-breakfast room is ideal for family gatherings, complete with an adjacent utility room and a convenient cloakroom. Stepping outside, the property truly comes into its own. The rear, south-west facing garden extends an impressive 90 feet, beautifully landscaped and designed to soak up the sun throughout the afternoon and evening—ideal for outdoor dining, gardening, or simply unwinding. Ample driveway parking leads to twin doors opening into a large store, ensuring plenty of practical storage space. Benson's sought-after village centre is within easy walking distance, providing a selection of shops, cafés, and essential amenities. The nearby A4074 offers seamless connections to both Reading and Oxford(X40 Bus Route), making this location especially convenient for commuters, while superb walks and scenic spots are just moments away. An exceptional opportunity to secure a delightful bungalow in a private, yet wonderfully connected, setting. Arrange a viewing today to appreciate all that this lovely home has to offer.





Total floor area 111.5 m² (1,200 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Paddock Close, Benson Wallingford

- Superb Detached Bungalow
- Sixth Of an Acre
- Secluded Grounds Bordering the Airfield
- 17ft Kitchen-Breakfast Room
- 20ft Sitting Room

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

£597,500



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105110



Property Ref:
WLF105110 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

 **allen & harris**



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