



# Farriers Gate

10 Littleworth Road, Benson, Wallingford, OX10 6LY

William | Jones  
ESTATE AGENTS



# Farriers Gate

10 Littleworth Road, Benson,  
Wallingford, OX10 6LY

Situated in the heart of Benson village is this superb, show home standard, two-bedroom property built by Cala Homes to the 'Wallingford' design just over 3 years ago and boasting two allocated parking spaces to the rear. This stunning property enjoys modern hard flooring throughout the ground floor, the large and welcoming hallway includes both a useful coats cupboard and the downstairs cloakroom, with a well-equipped kitchen including fully integrated dishwasher, washer dryer, and fridge freezer, whilst the stylish sitting room overlooks the walled garden to the rear with casement French doors, and benefits from a large under stairs storage cupboard. On the first floor the principal bedroom has a range of fitted wardrobes and an en-suite with a large shower cubicle, whilst the second bedroom is another well-proportioned double and is serviced by the light and airy family bathroom. Within easy access to all of Benson's central amenities including a selection of shops and eateries, doctors' surgery, vets practice, village school and the popular riverside café, along with excellent commuter links to the M40.

Offers in excess of  
£367,500





\* Presented to show home standard, a two double bedroom modern property built by Cala to the 'Wallingford' design, situated in the heart of Benson village

\* Two allocated parking spaces to the rear with gated access directly into the partially walled, fully enclosed garden

\* Light and airy modern kitchen with integrated dishwasher, washer dryer and fridge freezer, with low maintenance hard flooring

\* Stylish and elegant sitting room with casement French doors overlooking the charming rear garden, and large understairs cupboard

\* Downstairs cloakroom, contemporary family bathroom and en-suite shower room to the principal bedroom

\* Landscaped and fully enclosed rear garden with two entertaining patio areas and rustic raised railway sleeper flower beds

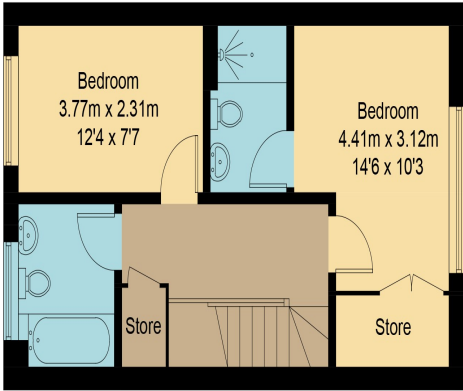


Score	Energy rating	Current	Potential
92+	<b>A</b>		97   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

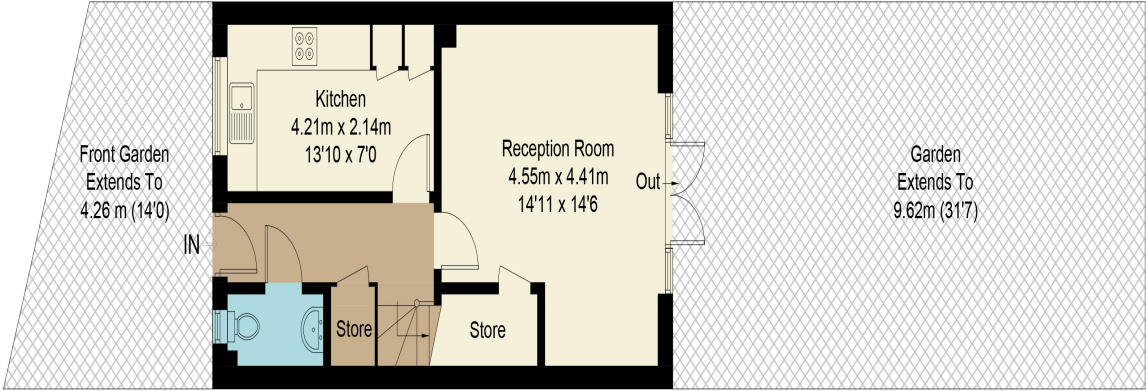


Farriers Gate, OX10

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft  
Garden Area = 66.2 sq m / 712 sq ft



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
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