



Plot 3, The Windsor Hale Road, Benson, OX10 6NF  
£810,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

NEWLY LAUNCHED! THE WINDSOR

A spacious four bedroom detached family home with  
**•EXCEPTIONAL 32FT KITCHEN-DINER-FAMILY ROOM•**  
 blending style, comfort, and space.

The open-plan kitchen/dining/family area with French doors to the garden, is ideal for entertaining.

A separate living room, utility room, **•STUDY•** and cloakroom add convenience.

On the first floor, the principal bedroom has a **•DRESSING AREA•**, fitted wardrobes, and en suite.

Completing the first floor is a guest bedroom with en-suite and two more double bedrooms, which share a family bathroom.

A single garage and driveway parking complete this elegant family home.







## Key Features

- Four bedroom detached home.
- Three bathrooms (two en-suites).
- Garage and driveway.
- Study.
- Exceptional 32ft kitchen-diner family room.
- Principal bedroom with dressing area.
- Anticipated completion Autumn 2025

## The Location

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.



## GROUND FLOOR

Living Room	5.30m x 3.85m	17'5" x 12'8"
Kitchen/Dining/Family Area	9.75m x 3.63m	32'0" x 11'11"
Study	3.17m x 2.57m	10'5" x 8'5"
Total Area	1819.96ft <sup>2</sup>	

## FIRST FLOOR

Principal Bedroom	3.90m x 3.36m	12'10" x 11'0"
Bedroom 2	3.79m x 3.49m	12'5" x 11'5"
Bedroom 3	3.90m x 3.08m	12'10" x 10'1"
Bedroom 4	3.49m x 2.79m	11'5" x 9'2"

\*Denotes handed plot. B denotes boiler. C denotes cupboard. W denotes wardrobe. ◀ Point from which dimensions are taken. All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image of The Windsor house type is indicative only. External elevational finishes will vary. Landscaping is shown as a guide only. Furniture layouts are indicative only and may vary.

BEWLEY  
HOMES

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS