



Church Road, Benson, OX10 6SF

£895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Located at the end of a quiet no-through private road is this detached family home with flexible accommodation over two floors. Originally built somewhere around the 1930's as a detached bungalow, the property was expanded and carefully reconfigured in the 1990's and still retains the ability to have bedroom/s on the ground floor.

The property is accessed via an attractive tiled storm porch in to the hallway with immediate access to the study / possible bedroom 5 plus a designated guest bedroom with modern shower room both which are located to the front of the home. Further on into the property is a bright and airy, open plan kitchen / dining / family room with doors out to the gardens plus a utility room with w.c. The 27ft sitting room / dining room also has access to the rear gardens via French doors. The first floor has some limited head height with the principal bedroom benefitting from an en-suite plus two further bedrooms and the family bathroom.

Externally, to the front there is a graveled parking area for multiple vehicles plus a detached single garage. There is gated access to the rear gardens which give a high level of privacy with well stocked borders and an abundance of trees, shrubs and plants. A new studio was built in 2009 with electricity and has been used for a variety of purposes over the years. In 2016, planning permission for a replacement garage with room above was granted but has since lapsed.







## Key Features

- Over 2500 sq. ft of accommodation
- Four Bedrooms and Three Bathrooms
- Lovely Private Gardens
- Village Center Location
- Open Plan Kitchen / Dining / Family Room
- Utility Room and Cloakroom
- Ample Off Street Parking
- Good Local Primary School
- Fantastic Village Amenities.







## The Location

Situated in the highly sought-after Benson Village, you'll have everything you need right on your doorstep. Explore the local amenities, including co-op store, cafes, local shops and friendly neighborhood pubs. There's also the local primary school and the recreation fields plus the local tennis club are just around the corner. Visit the village center or take a leisurely stroll to the River Thames and enjoy a drink or two at the Waterfront Cafe.

Material Information:-

EPC Rating : D

Council Tax Band : F

Mains Drainage, Gas Central Heating, Mains Water.

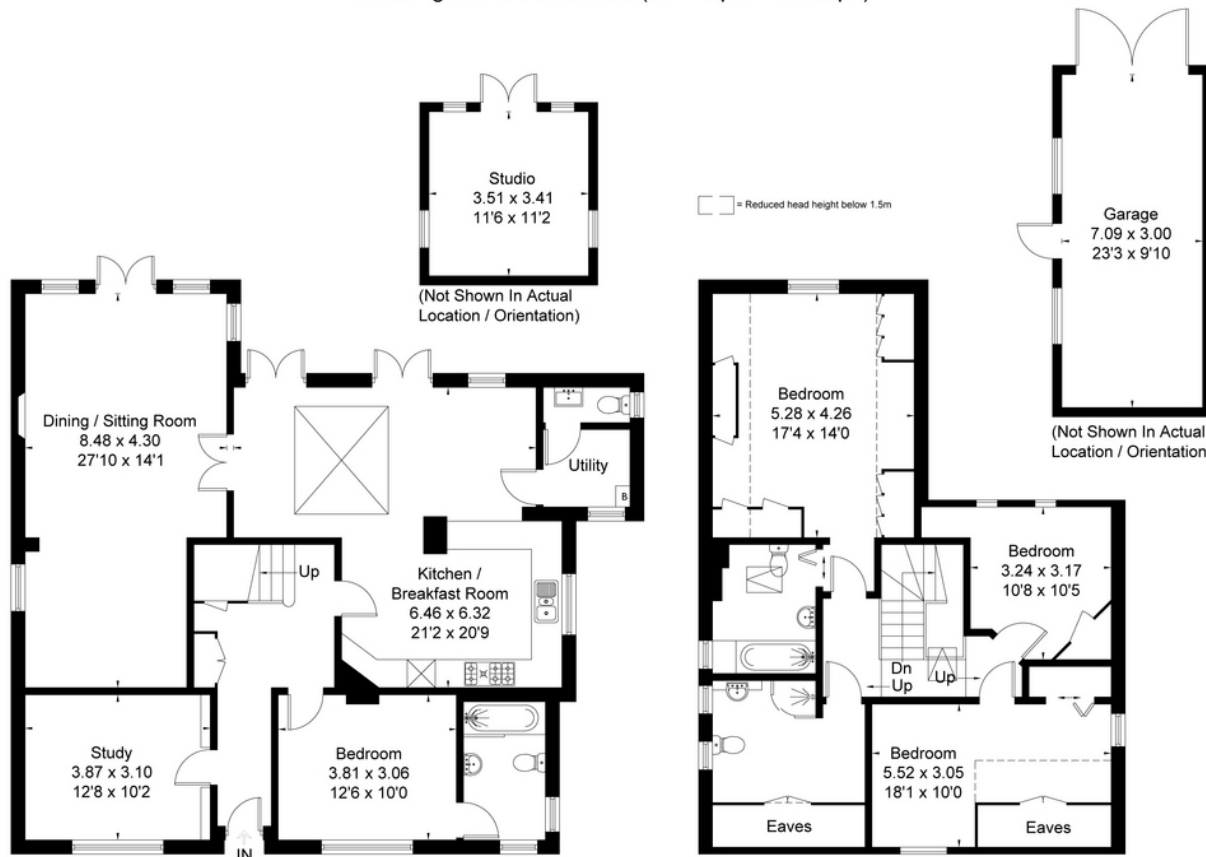
Broadband: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Standard, Superfast & Ultrafast services are available subject to which supplier.

Mobile Signal/Coverage: According to [checker.ofcom.org.uk](http://checker.ofcom.org.uk); Voice & Data Available subject to which supplier.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties.



Approximate Area = 203.1 sq m / 2186 sq ft  
 Outbuildings = 33.2 sq m / 357 sq ft  
 Total = 236.3 sq m / 2543 sq ft (Excluding Eaves)  
 Including Limited Use Area (18.4 sq m / 198 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**Wallingford Office**  
 72 High Street, Wallingford  
 Oxfordshire, OX10 0BX

T 01491 833 833  
 E wallingford@thomasmerrifield.co.uk  
 W thomasmerrifield.co.uk

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