



Broad Lays, Benson, OX10 6FQ
£899,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Finished to an exacting standard throughout is this fabulous 2,800 sq ft five bedroom, three bathroom detached executive family home with three large reception rooms and double garage, located in a first choice position on the development. With a landscaped garden in recent years this CALA home was built in 2022 to their Tilhurst design and is one of the largest family homes on the development.

The property comprises of an impressive entrance hall, cloakroom, family room/snug which is currently used as a playroom, study, lounge, utility room and statement 28ft kitchen-diner-family room with central island. On the first floor there is a four-piece family bathroom and five bedrooms of particular scale. The principal and guest bedrooms benefit from en-suite bathrooms; both of which are finished to a very high standard.

To the rear of the property there is a landscaped garden with themed areas including decking, play area and pond. To the front of the property there is a double driveway leading to double garage with light and power. For the finish and scale of this exceptional family home to be fully appreciated, it must be viewed.





Key Features

- Five bedrooms.
- Landscaped garden.
- Double driveway & double garage.
- Study.
- Utility room.
- Three Bedrooms (Two en-suites)
- Three reception rooms of notable scale including excellent kitchen-diner family room with central island.
- Meticulously appointed 2,800 sq ft. home.



The Location

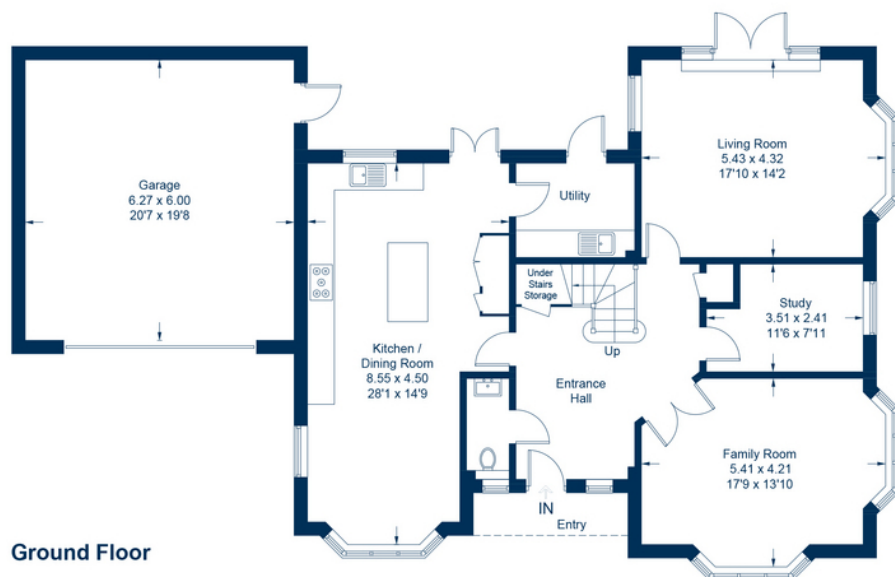
With its enviable location and excellent transport links, Benson Village has everything you need right on your doorstep. Explore the local amenities, including co-op store, cafes, local shops and friendly neighbourhood pubs. There's also recreation fields and the local tennis club or take a leisurely stroll to the River Thames and enjoy a drink or two at the Waterfront Cafe.

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.

Some material information to note: Brick & tile. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking and double width garage. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. There is a very impressive site opposite for 42 houses which is currently under construction. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area
 Ground Floor = 114.1 sq m / 1,228 sq ft
 First Floor = 109.2 sq m / 1,175 sq ft
 Garage = 37.6 sq m / 405 sq ft
 Total = 260.9 sq m / 2,808 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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