



Lane Ness, Benson, OX10 6FB

Guide Price £650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Occupying a pleasant spot overlooking green space is this 5 bedroom detached home situated in the popular Hopefield Grange development.

This immaculately presented family home offers flexible accommodation set over three floors comprising; entrance hall, downstairs study with bay window, kitchen/diner with integrated appliances and four way tap, (hot, cold, boiling and filtered), downstairs cloakroom plus a generous sized living room with patio doors leading to the South facing rear garden. On the first floor, you'll find four well-proportioned bedrooms, including a spacious principal bedroom with built-in storage and en suite plus a contemporary family bathroom with quality fixtures. The top floor is dedicated to a further double bedroom benefiting from built in wardrobes, en suite an excellent natural light and views across the neighbourhood.

Finally, to the rear there is a landscaped garden offering a peaceful retreat with a spacious patio area ideal for outdoor dining and entertaining. Raised borders filled with mature plants and flowers add color and structure, while also enhancing privacy. Thoughtfully designed for low maintenance, the garden combines style and seclusion, making it a perfect extension of the home for year-round enjoyment. To the front of there property there is driveway parking as well a single garage. For the size and presentation viewings are highly recommended.







## Key Features

- 5 bedroom detached family home
- Built to the Cala Homes "Oatvale Design"
- Kitchen diner with integrated appliances
- Landscaped rear garden with water feature and irrigation system
- Three bathrooms, two en suites
- Driveway parking and garage
- Overlooking green space to the front





## 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 neighbourhood pubs. There's also the local primary school and the recreation fields including the local tennis club just around the corner. Visit the village centre or take a leisurely stroll to the River Thames and enjoy a drink or two at the Waterfront Cafe.

Some material information to note: Brick built freehold home. Gas central heating. Mains water, mains electrics, mains drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent.



Approximate Gross Internal Area  
 Ground Floor = 64.8 sq m / 697 sq ft  
 First Floor = 64.2 sq m / 691 sq ft  
 Second Floor = 32.8 sq m / 353 sq ft  
 (Excluding Void)  
 Garage = 18.7 sq m / 201 sq ft  
 Total = 180.5 sq m / 1,942 sq ft



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.

© CJ Property Marketing Ltd

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.

### Wallingford Office

72 High Street, Wallingford  
 Oxfordshire, OX10 0BX

T 01491 833 833

E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

**THOMAS  
MERRIFIELD**  
 SALES LETTINGS