



Castle Square, Benson, OX10 6SD  
£785,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

With impressive frontage and ample parking is this three/four bedroom detached home located on the pretty Castle Square in the heart of Benson offered for sale with no onward chain, kitchen-dinner, and 24ft lounge. Located in the heart of the village close to all of Benson's amenities the property comprises entrance hall, cloakroom, fourth bedroom, 24ft lounge diner, impressive kitchen-diner with central island, playroom and utility area. On the first floor there is a bathroom and three bedrooms; the master of notable scale with a dressing room and en-suite shower room. To the front of the property there is extensive frontage with ample driveway parking.

Finally, to the rear; there is a low maintenance garden with large outbuilding/garden room. Viewings are highly recommended.







## Key Features

- Three/four bedroom detached property.
- Two bathrooms (one en-suite).
- Ample frontage and driveway parking.
- Offered for sale with no onward chain.
- Pleasant garden with garden room/outbuilding.
- Impressive kitchen-diner with central island.
- Heart of Benson village in Castle Square.







## 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.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

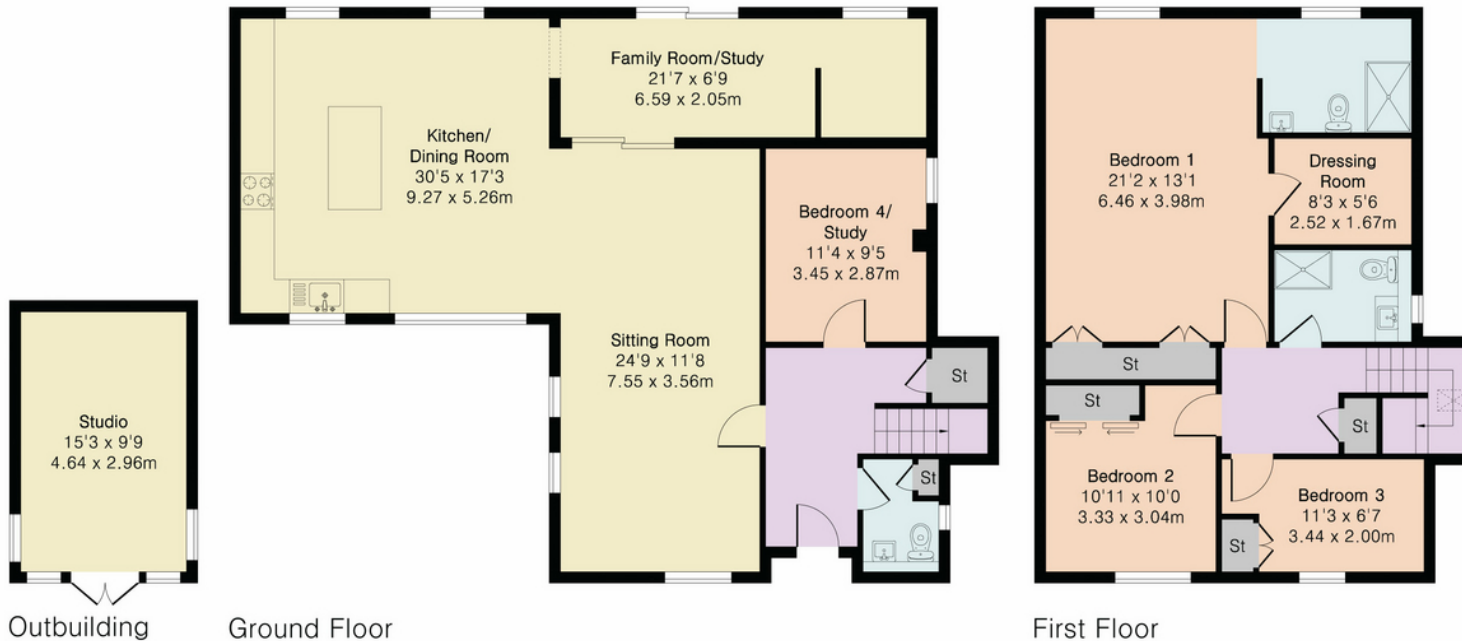


**Approximate Gross Internal Area 1757 sq ft - 163 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 721 sq ft – 67 sq m

Outbuilding Area 148 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate.

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