



Hither Derhams, Benson, OX10 6FN  
£537,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

With exceptional gym/studio of notable scale is this very well presented three-bedroom detached house with impressive kitchen-diner-family room and en-suite to master bedroom, located in a pleasant position on the desirable CALA development in Benson. Nestled in a quiet position close to green space this detached home comprises good size entrance hall, cloakroom, large lounge, and exceptional kitchen-diner-family room with vaulted ceiling and doors to the garden. On the first floor there is a family bathroom and three generous bedrooms; the master with en-suite shower room. To the rear of the property there is a predominantly walled garden with exceptional home gym with light and power – this large and versatile space could perform perfectly as a studio or a home office. To the side of the property there is driveway parking for two cars. For the gym, kitchen-diner, and location to be fully appreciated; the property must be viewed.

Situated in the highly sought-after Benson Village. Local amenities include co-op store, cafes, local shops and friendly neighbourhood pubs. There is 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.



## Key Features

- Three-bedroom detached house.
- Impressive kitchen-diner-family room with vaulted ceiling.
- Exceptional detached gym in the garden of notable size.
- Driveway parking.
- En-suite to master bedroom.
- Pleasant position on the desirable CALA development in Benson.



## The Location

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. There is a yearly management charge on the development which is approximately £250 per annum. 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 1196 sq ft - 111 sq m  
(Excluding Outbuilding)**

Ground Floor Area 651 sq ft - 60 sq m

First Floor Area 545 sq ft - 51 sq m

Outbuilding Area 255 sq ft - 24 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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