

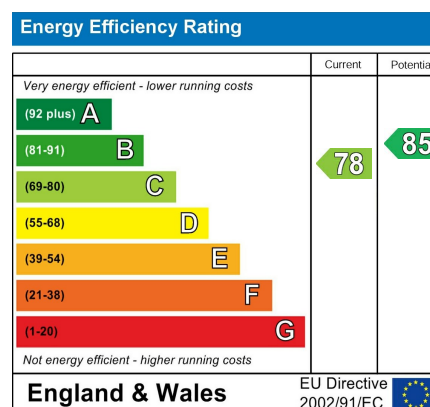
Approximate Gross Internal Area 2126 sq ft - 197 sq m

Ground Floor Area 1209 sq ft – 112 sq m

First Floor Area 917 sq ft – 85 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Guide Price
£850,000

Mill Lane, Benson

A beautifully presented 4 bedroom detached home in a peaceful location close to the centre of Benson

- Built in 2012
- Spacious open plan Kitchen/Diner
- 4 Bedrooms
- 2 Reception room
- Utility
- Cloakroom
- 3 Bathrooms (2 ensuite)
- Integrated garage
- Garden
- EPC: C

A 4 bedroom detached home a short walk from the centre of Benson

- Wallingford 4 miles
- Watlington 5 miles
- Oxford 10 miles
- London 48 miles
- M4 (J6) 6 miles
- Heathrow 35 miles



Cherry Tree House

Introducing Cherry Tree House, a charming 4 bedroom detached home nestled along a private lane in the sought-after village of Benson. Constructed in 2012 from timber frame with exposed Redwood beams and posts, this well-appointed property exudes modern elegance.

Upon entering, you are greeted by a spacious entrance hall leading to the inviting sitting room, cloakroom, and a beautifully designed kitchen/diner featuring fitted Smeg appliances, granite worktops, and access to the utility room and family room. The bright double aspect sitting room boasts a stunning hand made brick fireplace with a wood burning stove, perfect for cosy nights in.

Heading upstairs, you'll find four generously sized bedrooms, two of which have ensembles, along with a family bathroom.

Outside

The gravel driveway has ample parking and access to the integrated garage with electric up and over doors.

French doors from the sitting room and kitchen lead onto a delightful south west facing sandstone terrace and there is a good sized lawn area with established borders.

Services

Mains Services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating / underfloor heating downstairs

Local Authority: South Oxfordshire District Council

Council Tax Band: D

EPC Rating: C



Directions

Postcode: OX10 6SA What3Words:///glass.goose.flaunting

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.