



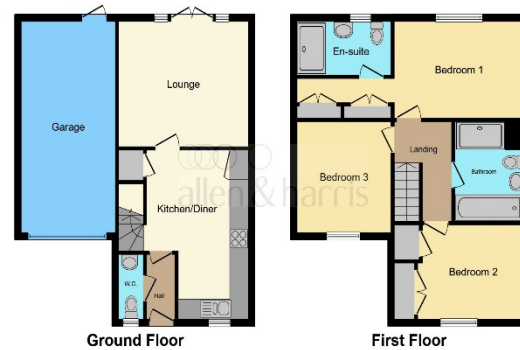
**Hither Derhams, Benson, Wallingford OX10 6FN**



**Welcome to**

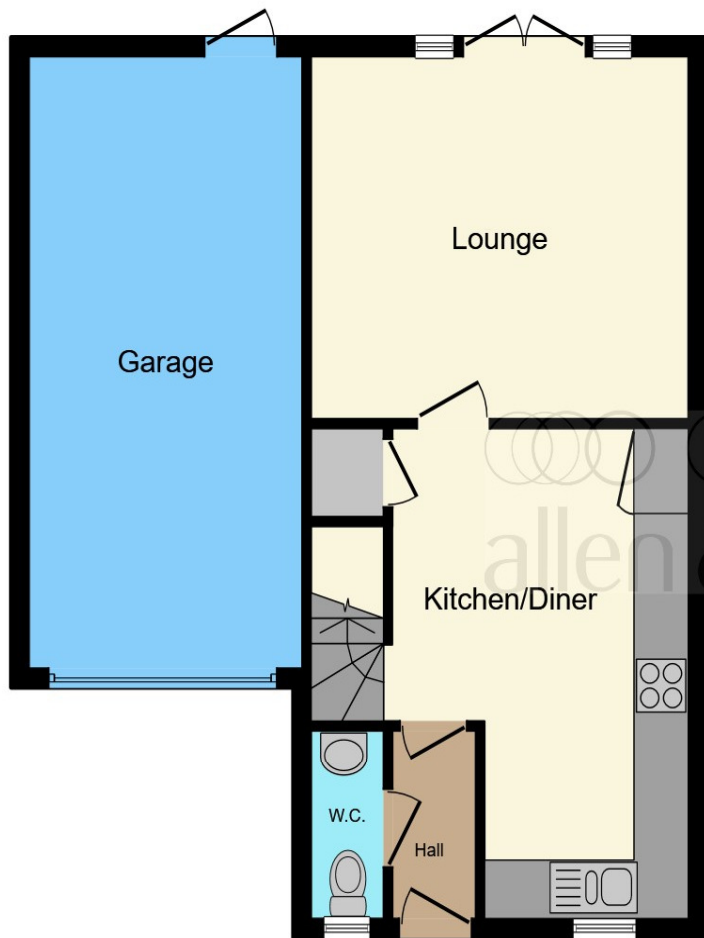
## **Hither Derhams, Benson, Wallingford**

Situated in Benson is this stunning presented and generously proportioned three-bedroom detached house, constructed to a high standard by Cala Homes in 2023, offers over 1000 square feet of living space and comes with a remaining new homes guarantee. The entrance hall leads to an L shaped kitchen/dining room boasting integrated appliances and large storage cupboard, living room features double doors opening onto the landscaped rear garden with fitted shutters and Amtico flooring. The three double bedrooms offer ample space, with the 24ft main bedroom benefitting from a dressing area with built-in wardrobe cupboards, second double bedroom with built in wardrobes and family bathroom.

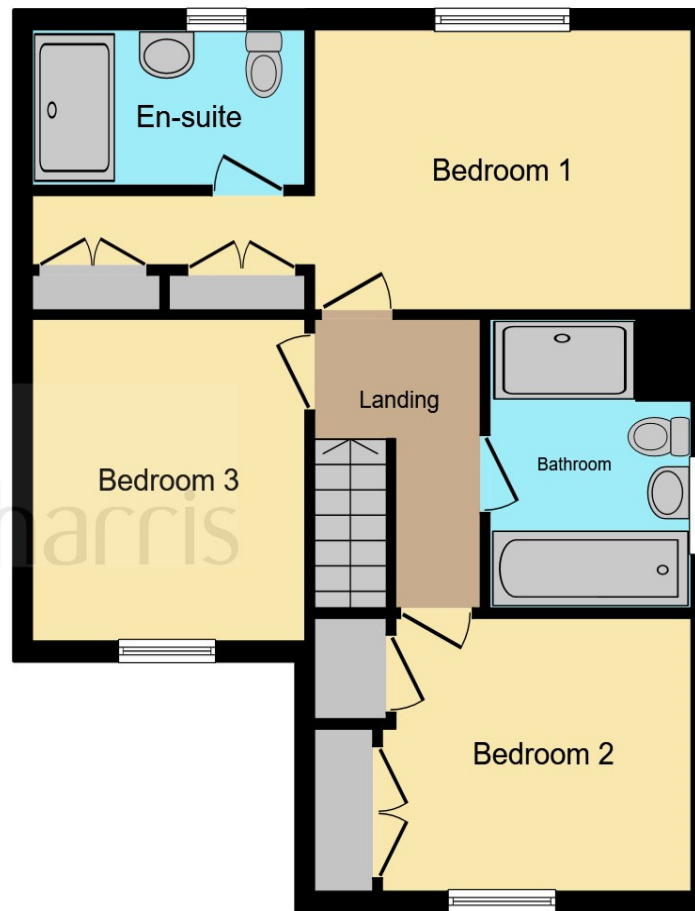


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**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen/Dining Room**

16' 7" narrowing to 10' " x 10' 10" ( 5.05m  
narrowing to 3.05m x 3.30m )

**Living Room**

13' 8" x 12' 3" ( 4.17m x 3.73m )

**Landing**

**Master Bedroom**

9' 6" x 24' 8" narrowing to 13' 8" ( 2.90m x  
7.52m narrowing to 4.17m )

**Dressing Area**

**En-Suite Shower Room**

**Double Bedroom**

11' 5" x 9' 2" ( 3.48m x 2.79m )

**Double Bedroom**

9' 7" x 9' 7" ( 2.92m x 2.92m )

**Family Bathroom**

**Garage**

**Parking**

**Landscaped Rear Garden**

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## Welcome to

### Hither Derhams, Benson, Wallingford

- Detached Family Home
- Three Double Bedrooms
- No Onward Chain Complications
- EV Charging Point
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in excess of

**£460,000**

Benson offers the best of both worlds. An idyllic location with road and rail transport links nearby, CALA's impressive development of 3, 4 and 5 bedroom homes offer the epitome of modern family living, some 15 miles from Reading and Oxford. Generous in space and light, our well-appointed family homes range boast a quality specification and attractive landscaping throughout. Combined with the village amenities, choice of schools and commuter links that Benson enjoys, Hopefield Grange allows you to fully connected village life.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF104908](https://allenandharris.co.uk/Property/WLF104908)



Property Ref:  
WLF104908 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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