



## Guide Price

**£695,000 Freehold**

**Kemp House,  
High Street, Benson  
OX10 6JB**

An elegant grade II listed period property located on the High Street in the charming village of Benson, Wallingford. This stunning four bedroom home provides flexible accommodation, perfect for a growing family or those who love to entertain guests.

-  Hall
-  Reception Room
-  Sitting Room
-  Family Room
-  Garden Room
-  Kitchen
-  4 Bedrooms
-  2 Bath/Shower Rooms
-  Cloakroom
-  Garden
-  Parking

A grade II listed family home in the centre of the village with walled garden

-  Wallingford 4 miles
-  Oxford 10 miles
-  M40 (J6) 6 miles
-  Heathrow 35 miles
-  London 48





## Description:

Believed to date back to the early 1600s, this Georgian-fronted property exudes character and charm, offering a unique living experience that blends the elegance of a bygone era with modern comforts. The high ceilings, sash windows, and exposed beams are sure to captivate anyone with an appreciation for classic architecture. Whether you're relaxing in the beautifully appointed living spaces, preparing meals in the well-equipped kitchen, or unwinding in the private garden, this period gem offers a perfect blend of elegance and comfort. The house flows in a very easy and versatile way, with the accommodation arranged over two floors with a beautiful walled garden. Stepping through the front door one immediately appreciates the high ceilings and large windows letting in plenty of light. The kitchen and reception room are next to each other giving versatile options. Leading off the reception room is a spacious living room, with a striking beamed ceiling, wood burning stove and glazed doors opening out to the garden. Upstairs in the main part of the house are three bedrooms and bathroom. Returning downstairs, off the reception room is the garden room, which is glazed and south facing, leads to a snug sitting room, with a shower room/wc and stairs up to the fourth bedroom. The combination of which creates a useful independent suite / annexe.



## Location – Benson

Benson itself is a vibrant village and the amenities are superb, with local primary school and thriving selection of useful shops including Co-Op store, an independent coffee shop, pharmacy, dentist, health centre and some lifestyle shops.

There are two pubs, fish and chip shop and busy village hall and tennis club. Riverside walks are easy from the western side of the village which leads down to the Thames and up into the Chiltern Hills on the eastern side.

The larger towns of Wallingford, Watlington and Henley on Thames are within easy reach, as is the M40, and fast train service to London Paddington from nearby Cholsey or regular bus service from the village to Oxford and Reading.





## Outside

**The Garden:** The walled garden is a lovely haven, peaceful and private with a very sunny aspect, and some delightful mature planting.

There is parking for one car at the rear.



## Services

Mains services: Electricity / water / Gas / Drainage

Heating: Gas fired central heating

Council Tax: South Oxfordshire District Council

Band: F

EPC Rating: Listing exemption

## Viewings

Viewing by prior appointment with Robinson Sherston Watlington office

Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

## Sales Disclaimer

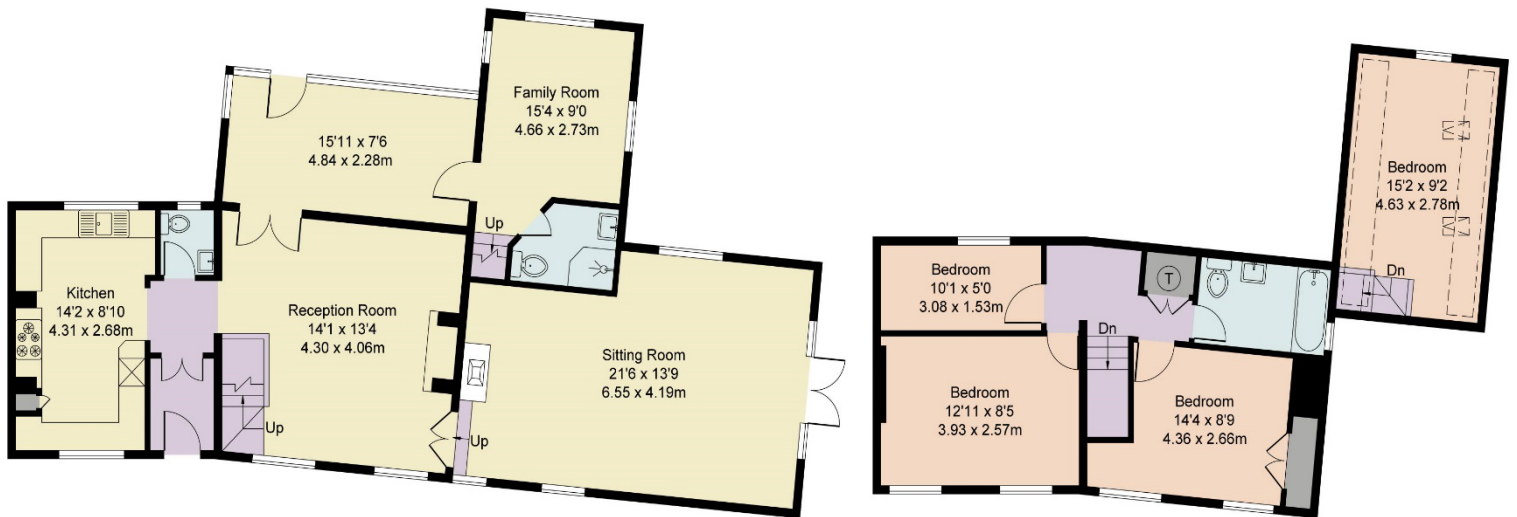
**IMPORTANT NOTICE:** *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.*





**High Street Benson**

Approximate Gross Internal Area 137.0 sq m / 1474.64 sq ft  
 Ground Floor Area 87.86 sq m / 945.71 sq ft  
 First Floor Area 49.14 sq m / 528.93 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

