



7 Brook Street
Benson, Oxfordshire, OX10 6LQ



JAMESGESNER
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**7 Brook Street
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Oxfordshire
OX10 6LQ**

GUIDE £385,000 FREEHOLD



Situated within this sought after Thameside village is this superbly appointed character cottage offering two double bedrooms, two reception areas, a stylish kitchen, a bathroom with separate shower and bath, and a low maintenance garden and storage shed. Further benefits include gas central heating, bespoke fitted wardrobes and cupboards, engineered oak flooring, uPVC double glazing, 8'8 x 6'4 brick built storage shed with light and power and a rear access.

Benson lies about 1.5 miles north of Wallingford at the foot of the Chiltern hills at the confluence of a chalk stream (Ewelme Brook) and the River Thames, next to Benson lock. An attractive village just a stones throw from the commuter belt of the M40 with many delightful period buildings fronting the high street, the village affords a thriving community with many day to day amenities, including a Church of England primary school with a pre-school and a doctors surgery.

There is also a doctor's surgery, two public houses including the 18th-century coaching inn, The Crown Inn, and the Three Horseshoes. There are quite a few small shops, including a supermarket and chemist, and large garage on the main Oxford road just a quarter of a mile outside the village has an on-site McDonald's and a Marks and Spencer food outlet.



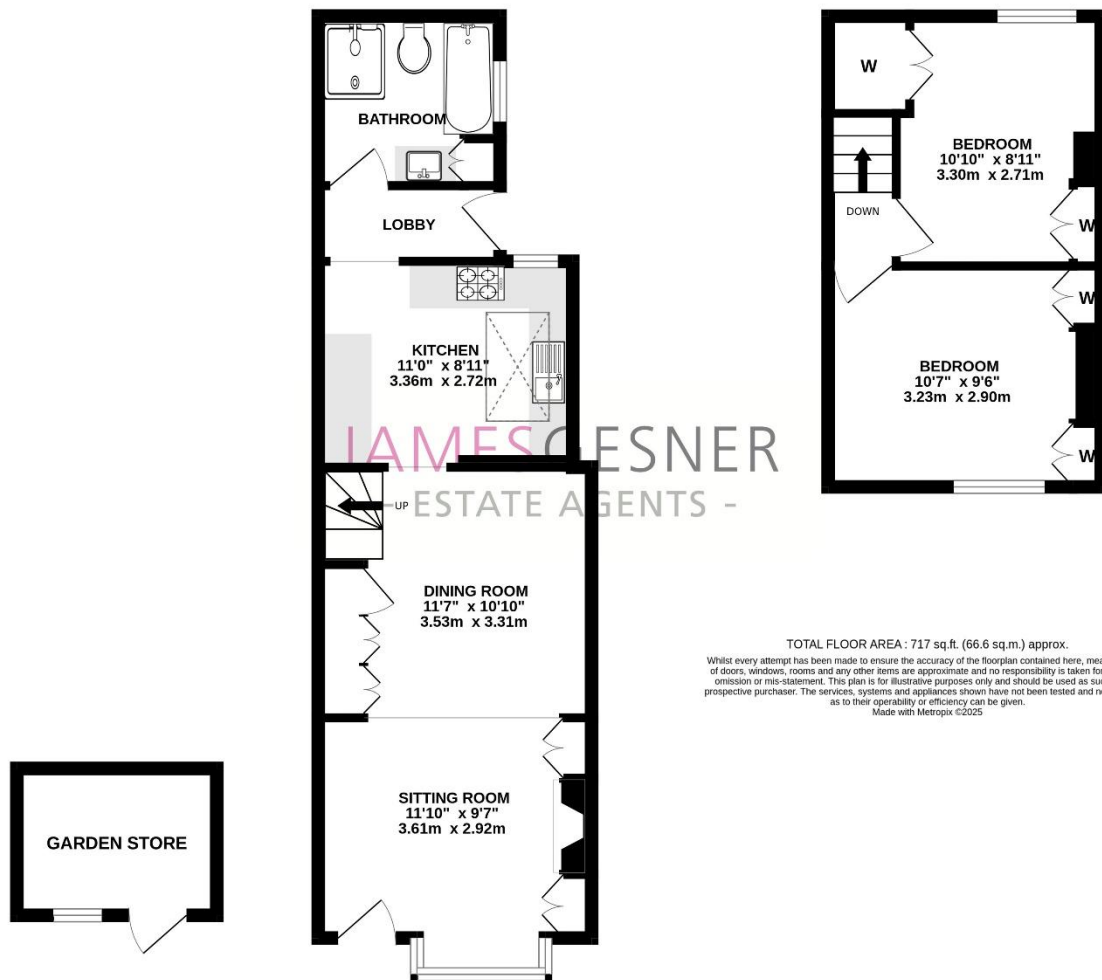
Benson is one of several key sites of the English civil war in South Oxfordshire, lying between the site of the Battle of Chalgrove Field (which took place on 18 June 1643) and Wallingford Castle, reputedly the last Royalist stronghold to surrender, and close to the Royalist cities of Oxford and Newbury. At Benson itself, a building is still known as the Court House from the time that King Charles I held court there when en route to Oxford.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.



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