



7 Brook Street  
Benson, Oxfordshire, OX10 6LQ



JAMESGESNER  
- ESTATE AGENTS -





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

**OIEO £350,000 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.

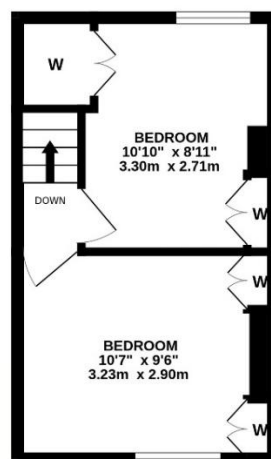
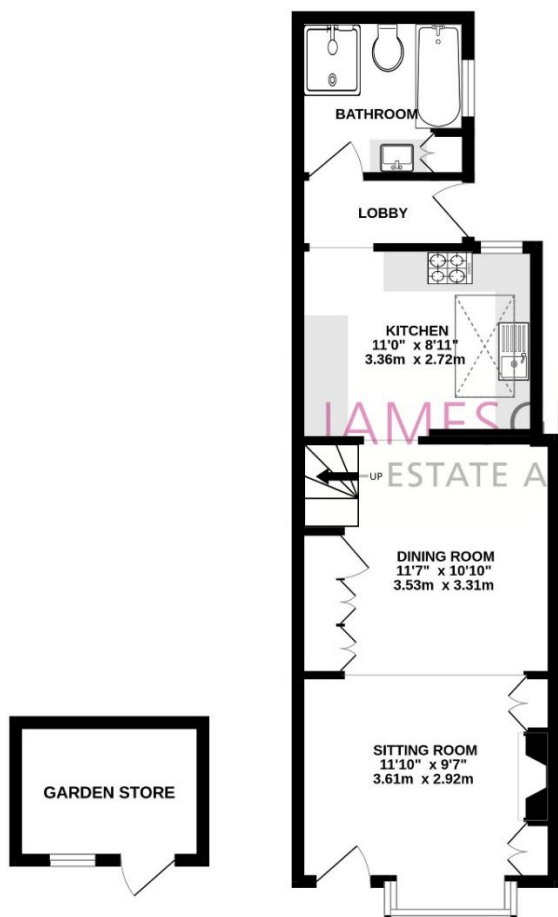




GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



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



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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**James Gesner Estate Agents**

72 Broadway Didcot, Oxon OX11 8AE

**t: 01235 519888**

**t: 01491 522222**

[www.jamesgesner.co.uk](http://www.jamesgesner.co.uk) [info@jamesgesner.co.uk](mailto:info@jamesgesner.co.uk)