



Paddock House  
8 Brook Street | Benson | Wallingford | Oxfordshire | OX10 6LQ

# STEP INSIDE

## Paddock House

The house is best envisaged as a cube about 13m (43 ft) square, with ground, first and second floors. A magnificent full-length hallway with original flagstone floor, two chandeliers, a beautiful staircase with a curving hardwood banister and two spacious landings lies at its heart.

### Ground Floor

The front door opens into a lobby with two beautiful little arched windows and mosaic tiled floor – perfect for storing outdoor shoes and muddy boots.

Off the hall there are four large rooms; on the right there is the dual aspect 'music room' overlooking the garden and then the kitchen/family room with gas-fired Aga, also dual aspect. Both these rooms are exceptionally bright and sunny. To the left there is a large reception room which started out as the children's 'playroom' but is now used as a guest studio and further down the hall a lovely study overlooking the rear courtyard. Both the music room and study have beautiful fireplace surrounds and working fireplaces. At the end of the hall is a utility room with washing machine, tumble dryer, ample cupboards and storage, a small WC and a door out to the rear terrace.

From the hall there's also a door to a large cellar, ideal for wine storage. From the guest studio a door leads to another entrance hall (external access is to the left of the main front door), a WC and a small kitchenette plus shower.





## First Floor

On the first floor there are again four main rooms: a large double aspect bedroom (Bed 3), currently used as a sitting-room and a beautiful double aspect en-suite master bedroom (Bed 1). This was probably the original drawing room having the most ornate mouldings. There's a large family bathroom at one end of the landing and a shower-room at the other end. There's another large double bedroom facing East overlooking the rear courtyard (Bed 2). Bedroom 4 is slightly smaller but has some steps up to a platform for a double bed, originally designed to maximise the floorspace for a teenager. Next to this bedroom there is an incredibly useful walk-in airing cupboard housing the hot water cylinder which is perfect as a drying room. All these bedrooms have extensive built-in cupboards. At one end of the first floor landing there's a door onto a small area of flat roof above the entrance lobby.

## Second Floor

The stairs now lead to the second floor where there is another large dual aspect bedroom with an array of built-in cupboards (Bed 5), another family bathroom and a slightly smaller double bedroom (Bed 6).

Two further doors lead from this 2nd floor landing into a completely self-contained 2 bedroom flat.

## The Flat

This has its own separate access from the rear courtyard via an external staircase to its own front door. It has a large double bedroom (Bed 7), a small single bedroom / office (Bed 8), a large bathroom and large kitchen / living room (Bed 9).

It is currently separately rated but could very easily be reincorporated back into the main house. It is very light and airy and has wonderful commanding views of the surrounding countryside and a beautiful sense of peace and calm.

From the 2nd floor landing there is an access hatch with ladder to a very spacious insulated loft space – it covers the same floor area as the rest of the house and currently just houses water tanks and a separate boiler for the flat.





# SELLER INSIGHT

“Paddock House has been a much loved and cherished family home for the past 26 years. We have completely refurbished it during our custodianship and it is now in excellent condition throughout. We initially rented a house in the village for two years and decided that Benson was the one place where we wanted to lay down roots and bring up a young family. We never regretted our decision. The house has been a wonderful safe haven, in the heart of the community but nicely tucked away – many locals are still unaware of its existence! Living in a Georgian house is rather addictive – it's the space, light, tall windows, high ceilings, beautifully proportioned rooms, intricate design details (window shutters, mouldings, cornicing, architraves etc) that all combine to create a wonderful sense of calm and tranquillity, even with 5 children and numerous pets.

Everything is nearby – shops (good sized Co-op), post-office, doctors' surgery, vets' surgery, dentist, cafés, including the lovely Waterfront café / restaurant on the river at the marina, tennis club, primary school, bus stops, the Chilterns for hiking, dog-walking, cycling, running... It's just a 25 minute drive to the centre of Oxford, 10 mins to Cholsey Station (mainline to London), 15 mins to the M40 (Junction 6). There's an excellent range of independent schools within easy driving distance. The river offers so much – beautiful walks, fishing, kayaking, paddle-boarding, boat-hire and is just 10 mins walk away. There's a sailing club just up the road at Dorchester Lakes and a large lake for waterskiing and triathlon swim training!

The village itself is an active, thriving and very friendly community. Its housing stock has been expanded significantly in the past few years, but the very characterful old centre remains completely unspoilt and the new relief road will ensure it retains its charm, tranquillity and character.

The house includes a completely self-contained 2 bedroom flat and a substantial garden studio. These together have significant income potential.

It's been a real privilege to have lived in this beautiful home for over 25 years and moving is certainly not easy. Benson seems to retain a hold on its residents! \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# STEP OUTSIDE

## Paddock House

### Outside

The house is set in around 0.5 acres. The entrance off Brook Street is onto a gravelled driveway with ample parking. There is a lovely timber-framed Garden Studio on the left at the bottom of the drive. The circa 45 sq.m floorspace includes an entrance hall, shower-room, large living-room with kitchenette and upstairs a mezzanine double bedroom.

The garden has a sizeable area of lawn, a magnificent and very productive walnut tree, a beautiful yew tree, various other specimen trees, shrubs and plants and a small shallow pond full of irises. It's all very low maintenance. There's a gazebo style structure, originally built as a secure home for many guinea-pigs, chickens, rabbits and various waifs and strays, which is now a productive fruit and vegetable garden. A stone paved terrace edged by a low brick wall runs around three sides of the house offering plenty of scope for garden lounging, potted plants, BBQs etc; there's also a fire-pit hidden away in the trees. There's a delightful sunny courtyard at the rear.

Off the drive there's a very useful workshop and a rather dilapidated single garage and carport which is only still in place to facilitate a future planning application for e.g. a smart double/triple garage + workshop.

To the North of the property there is an adjacent plot of circa 250 sq.m with separate access onto Observatory Close. It currently includes just some dilapidated outbuildings and a small courtyard but has excellent development potential. The owners of Paddock House plan to keep this plot but are happy to offer it for sale subject to negotiation.







# LOCATION

## Amenities and Community

Benson is a thriving community with a population of over 3,000. The village offers a wide range of amenities, including a Church of England primary school, a doctors' surgery, shops, tennis club, marina and two pubs - The Crown Inn and The Three Horseshoes. With Cholsey mainline station just 10 mins drive away, Benson serves as a commuter village.

Its rich history, scenic location and vibrant community make Benson a notable and particularly desirable village in South Oxfordshire.





# INFORMATION

# Paddock House

## Services, Utilities & Property Information

**Tenure:** Freehold

Council Tax Band: House G | Flat B

EPC: Exempt

Property construction: Standard

Electricity supply: Mains

Water supply: Mains

### Drainage & Sewerage: Mains

**Heating:** Gas fired central heating

**Broadband** Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

**Mobile signal/coverage:** 4G and 5G mobile signal is available in the area; we advise you to check with your provider

**Parking:** Off road parking for 6 plus vehicles

**Special Notes:** The property is located in a designated conservation area and is subject to a Tree Preservation Order

**Directions** Postcode: OX10 6LQ What3words: //leap.amaze.unlimited

**Local Authority:** South Oxfordshire District Council

Whats3Words ///commutes.frown.nitrate

## Viewing Arrangements

Strictly via the vendors Sole Agents Fine & Country 01865 953244

## Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

## Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only



APPROXIMATE GROSS INTERNAL AREA: 5415 sq ft, 503m<sup>2</sup>  
TOTAL AREA: 5415 sq ft, 503m<sup>2</sup>

EPC Exempt

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**



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## TRISTAN BATORY

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