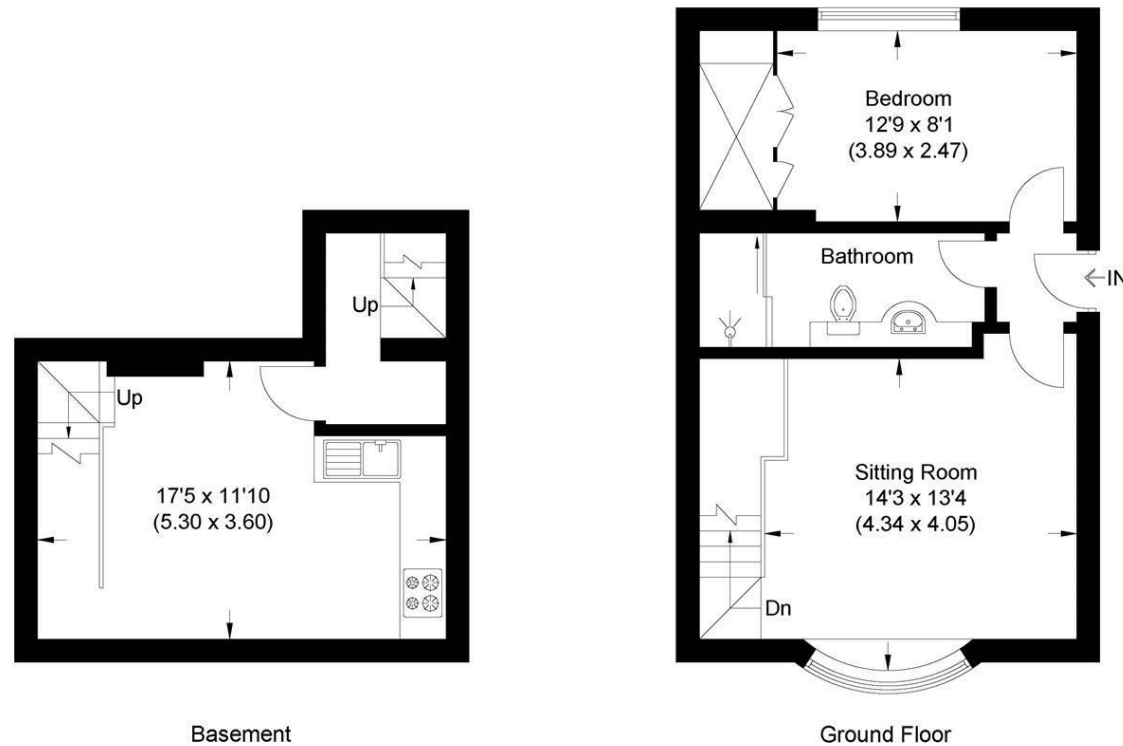


High Street, Benson

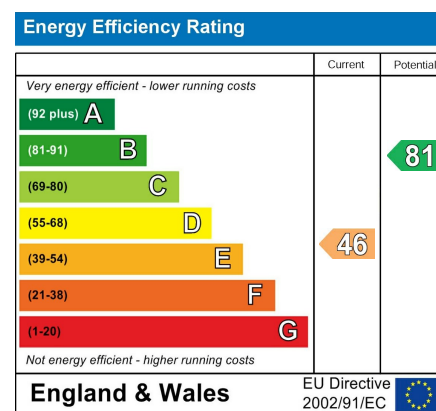
Approximate Gross Internal Area 39.23 sq m / 422.26 sq ft
 (Excluding Basement Area)
 Basement Area 21.67 sq m / 233.26 sq ft
 Total Area 60.90 sq m / 655.52 sq ft (Including Basement Area)



Basement

Ground Floor

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



Guide Price
£185,000

High Street, Benson

A well presented ground floor apartment located in the heart of the village, close to all amenities, with elegant high ceilings, modern kitchen and shower room suites and residents' parking.

- Ground floor apartment
- Central village location
- Chain free
- Parking
- High ceilings
- Well presented
- Short walk to the River Thames
- See our virtual tour

A Character Ground Floor Apartment

- 📍 Benson Village Centre
- 📍 Wallingford 3.5 miles
- 📍 Oxford 12 miles
- 📍 M40 (J6) 8 miles
- 📍 London 49 miles
- ✈ Heathrow 37 miles



Kingsford House

Kingsford House is an attractive building of just four apartments situated off a central entrance hallway and landing.

The apartment is situated on the ground floor. The sitting room is at the front, with a high ceiling, and a striking large multi-pane bay window. Stairs lead down to the converted basement room which is now the kitchen. This is a generous area with plenty of room for a dining table; the kitchen units have recently been refitted with integrated appliances.

The bedroom is to the rear, off the ground floor, again with a lovely high ceiling and full length fitted wardrobes. There is an oversized window overlooking the garden.

Outside

The rear of Kingsford House has an elegant canopy providing some shade from the southerly aspect. The garden is communal and also provides residents' parking.

Benson

Kingsford House is situated in the heart of the Benson. Benson is a highly regarded village, the River Thames and Benson Lock is close-by and there is a useful selection of shops in the village including a Co-Op store, Pharmacy, and No25 - a very nice independent coffee shop. The Three Horseshoes is the local pub and there is a larger pub/restaurant, The Crown, plus a fish and chip shop and takeaway. There are a variety of other independent shops including a barber, hairdresser and health centre and village church, St. Marys. All combine to create a vibrant village centre and welcoming community feel. The well-regarded Waterfront Café is on the edge of the village and has a wonderful reputation for al fresco dining by the river.

The surrounding countryside is beautiful with the Chiltern hills close and some lovely walks from the village itself, into the hills or along the river.

Services

Mains services: Electricity / water / drainage.
 Tenure: Leasehold - 88 years remaining.
 Service Charge (2022) - £1,258.76 (includes ground rent and building insurance).
 Council Tax: South Oxfordshire District Council
 Band C, £2018.13 in 2023 / 2024
 EPC Rating: E



Directions

Post Code: OX10 6RG What3Words ///display.excavated.pram

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
 Email: henley@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.