



Farther Derhams, Benson OX10 6FL



## Farther Derhams, Benson

A fantastic contemporary family home set in a quiet location with countryside views to the front on the sought after CALA development in the heart of the village and within close proximity of the its shops and amenities. Accommodation comprises five bedrooms and three bathrooms on the first floor and a spacious landing. On the ground floor there is a bright and airy kitchen/dining/family room, separate living room, utility and cloakroom. It has a south facing rear garden with recently installed garden studio/office and block paved driveway to the front with parking for two cars leading to the garage. The property faces onto farmland that can't be built on.

## Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

### Accommodation

Entrance Hall: Wood style floor, two storage cupboards, radiator, downlighters, stairs to landing.

Living Room: 17'1 x 12'3 Window to front, radiator.

Kitchen/Dining Room: 21'3 x 12'3 French doors leading to the garden and window to side, contemporary gloss range of storage units with marble worktop, integrated fridge/freezer, dishwasher, double oven, five ring gas hob, with extractor hood above, downlighters, wood style floor, two radiators. Open to:

Family Room: 10'10 x 10'9 French doors to garden, two Velux windows, wood style floor, radiator.

Utility Room: Window to side, and door to garden, range of storage units and marble worktop, , space for two appliances, radiator, wood style floor, downlighters.

Cloakroom: Window to side, white two-piece suite, chrome radiator, downlighters.





Stairs to Landing: Window to side, radiator, loft access, downlighters.

Bedroom 1: 16' 11 x 9'8 Window to front, walk-in dressing room, radiator.

Ensuite Shower Room: Window to side, white three-piece suite including basin vanity unit, downlighters, tiling, chrome radiator.

Bedroom 2: 12'7 x 9'8 Window to rear, fitted wardrobe, radiator.

Ensuite Shower Room: Window to side, white three-piece suite, downlighters, tiling, chrome radiator.

Bedroom 3: 12'3 x 8'10 Window to front, fitted wardrobe, radiator.

Bedroom 4: 9'4 x 8'10 Window to rear, radiator.

Bedroom 5: 8'10 x 7'6 Window to rear, radiator.

Bathroom: Window to side, white four-piece suite including basin vanity unit, downlighters, tiling, chrome radiator.

#### Outside

There is driveway parking to the front for two cars leading to the garage and lawn adjacent.

The south facing rear garden has a large-paved terrace leading to an established lawn with a timber fence boundary and gated access to the front.

Garden Room: Fully insulated with French doors to the garden and two windows, wood style floor, downlighters, electric radiator.

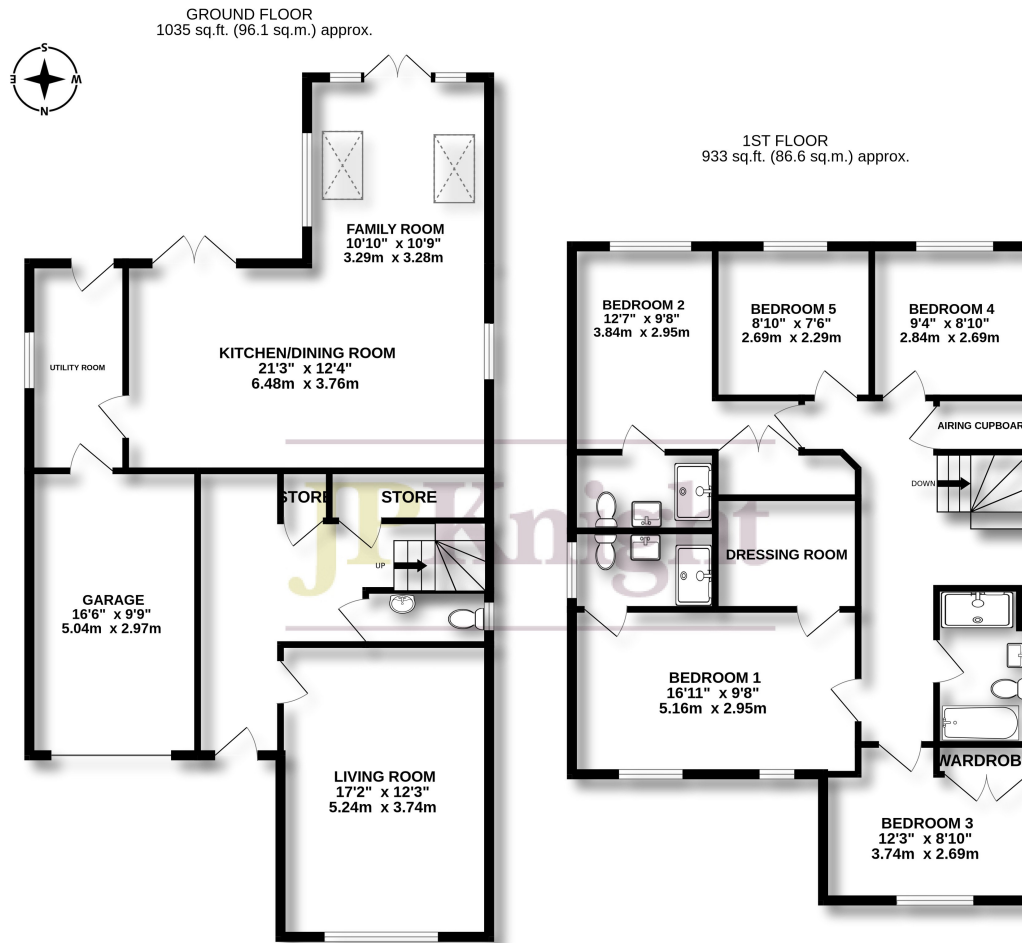
Garage: 16'6 x 9'9 Electric roller door, light and power, boiler.



Directions: Turn right from our offices, right at the traffic lights into the High Street and proceed across Wallingford bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane then left onto the A4074. Follow this until reaching the main roundabout, take the 2nd exit onto Oxford Road, Benson, B4009. Take the left at the mini roundabout into Littleworth Road, left into Bonners Mead, left again into Bell Weather Furlong, the 2nd right is Triggs Mead. At the end turn right and then left into Great Mead, this runs into Father Derhams.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1967 sq.ft. (182.8 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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