



High Street, Benson, OX10 6RP



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Located in the heart of the village in a private gated courtyard, this immaculately presented 2 bedroom, semi-detached house was built in 2017. The property features a welcoming entrance hall with cloakroom, it also leads to a bright and spacious sitting room with a large picture window that fills the space with natural light. The stylish kitchen/dining room includes integrated appliances and twin French doors opening onto the garden.

Upstairs there are two well proportioned, double bedrooms and a modern family bathroom complete with shower unit.

Outside the property enjoys well maintained front and side gardens with established mature planting and a pleach tree hedge. There is allocated parking immediately to the front.



Tenure - Freehold

Accommodation

The property is double glazed and has gas fired under-floor/radiator central heating.

Oak framed Entrance Porch with front door flanked by windows to:

Entrance Hall: Stairs to landing, wood floor.

Cloakroom: Fitted with a white two-piece suite, display recess, wood floor.

Sitting Room: Picture window to the front, wood floor.

Kitchen/Dining Room: A bright double aspect room with picture window to the front and twin French doors to the garden. It features an attractively fitted kitchen with quartz worktops and white sink, integrated induction hob, extractor hood, electric oven, dishwasher, fridge freezer, and washing machine. Wood floor, down lighters and cupboard concealing gas boiler.





Stairs to 1st Floor Landing: Vaulted ceiling with Velux window and down lighters.

Bedroom 1: Window out to the front, radiator, loft access with a fitted loft ladder and light.

Bedroom 2: Window to the front and radiator.

Bathroom: Fitted with a white suite including a shower unit and screen above the bath, part tiled walls, panelled dado, wood style tiled floor and radiator, vaulted ceiling with Velux window and down lighters.

Outside:

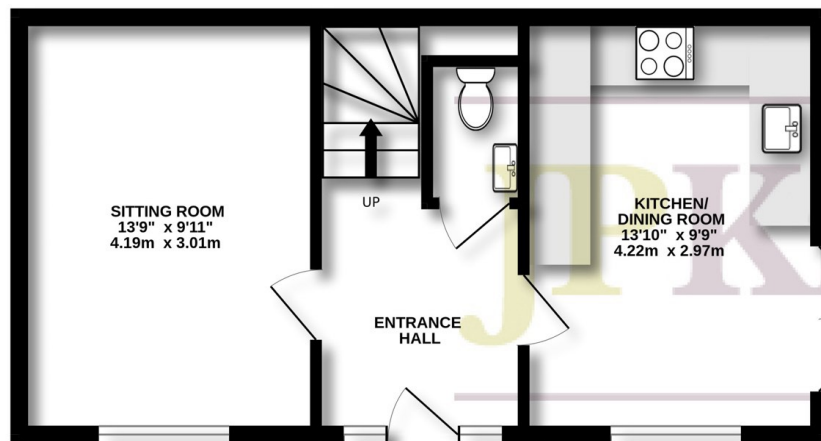
To the Front: Paved path and side area of lawn, there are flower borders planted with lavender.

Allocated parking with 2-3 spaces.

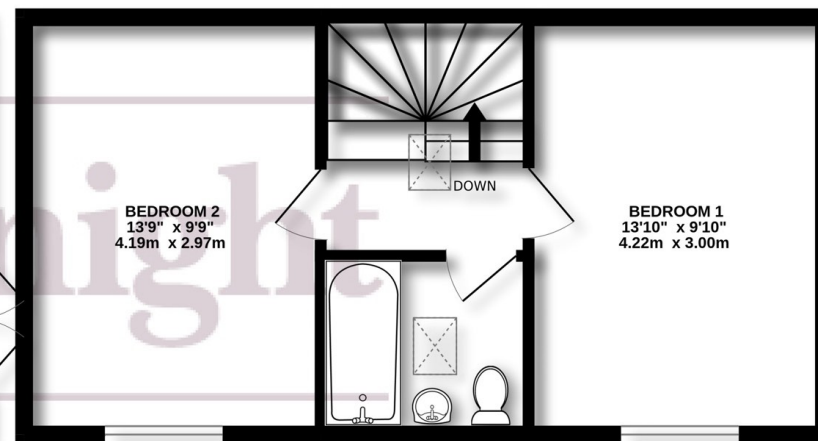
Garden: Set to the side there is a full width area of paving leading to an area of lawn featuring a mature tree, planted borders and a recently planted pleach hedge. Enclosed by timber fencing there is a side gate to the front and storage area to the rear.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 785sq.ft. (72.9 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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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions: From our offices turn right and then right onto High Street, continue over the Thames onto The Street (Crowmarsh Gifford) at the mini-roundabout, take the 1st exit onto Benson Lane and at the end turn left onto the A4074. Follow this road and take the first right, signposted Benson, into Church Road then right onto Castle Square. Follow this onto the High Street.