

WE VALUE



YOUR HOME



Lane Ness, Benson
Offers In Excess Of £650,000



Beautifully presented throughout, this impressive four-bedroom family home is designed with both style and functionality in mind. The heart of the home is the stunning open-plan kitchen/diner, perfect for entertaining or everyday family life, with French doors opening onto the south-west facing rear garden.

The ground floor also features a lounge, a versatile study/playroom, a practical utility room, and a cloakroom. Upstairs, four generously sized double bedrooms provide ample space for all the family, including a luxurious bedroom one, complete with a dressing room, Juliet balcony, and a en-suite shower room. A second bedroom also benefits from its own en-suite, in addition to the contemporary family bathroom.

Outside, the property offers a garage and off-street parking for two vehicles. Ideally situated just a short stroll from the village primary school, nurseries, local amenities, and scenic riverside walks, this home is perfect for growing families seeking the convenience of a modern property with the charm of village life.

What The Owner Says...

"This home was a fresh start for us & provided us with a gorgeous space to host family & friends. Our neighbours are fantastic & we have loved raising our young family here!"





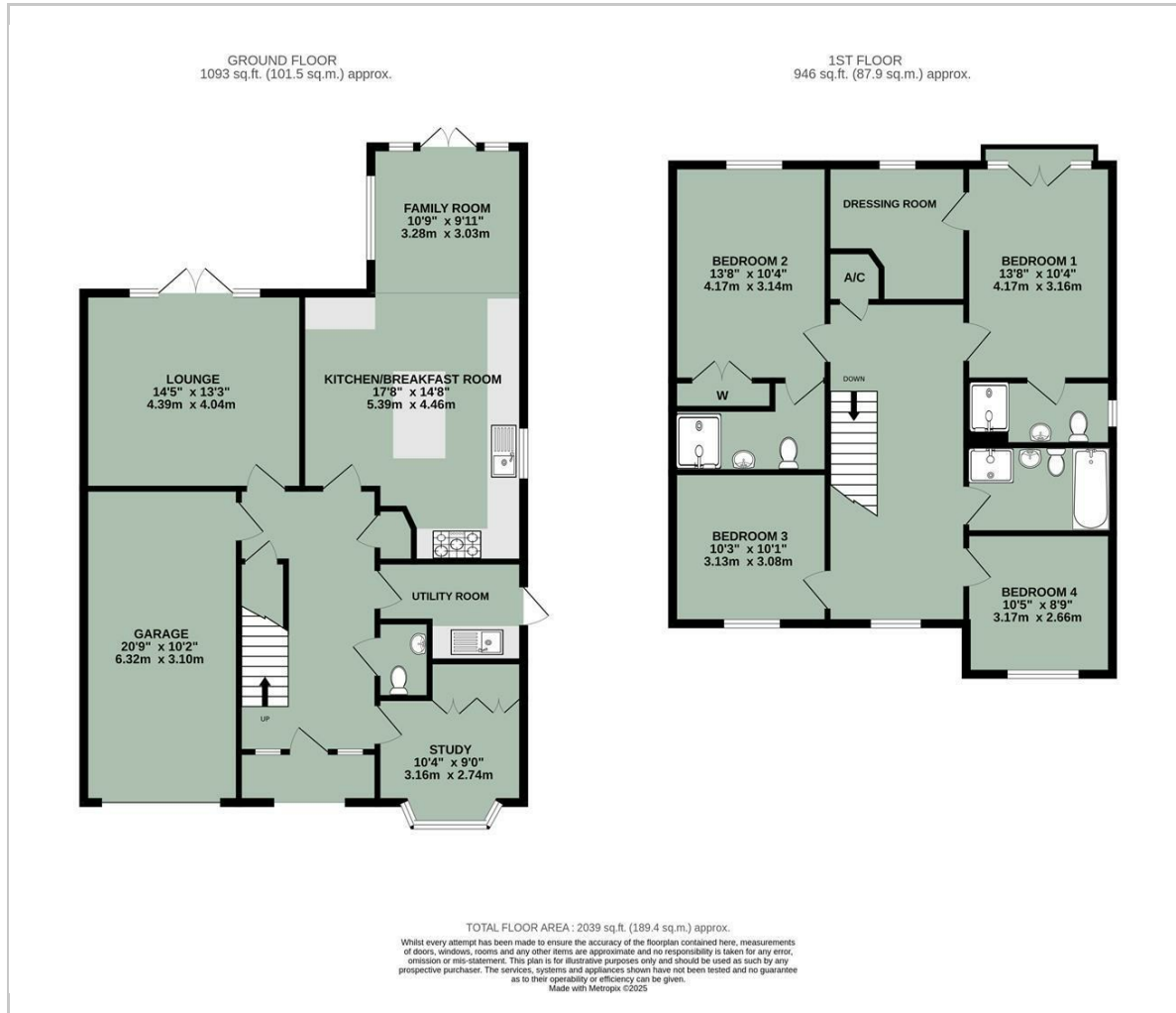
- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- BEDROOM ONE WITH DRESSING ROOM & JULIET BALCONY
- TWO EN-SUITES & FAMILY BATHROOM
- SPACIOUS OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- STUDY/PLAYROOM, UTILITY & CLOAKROOM
- SOUTH-WEST FACING REAR GARDEN
- GARAGE & OFF-STREET PARKING



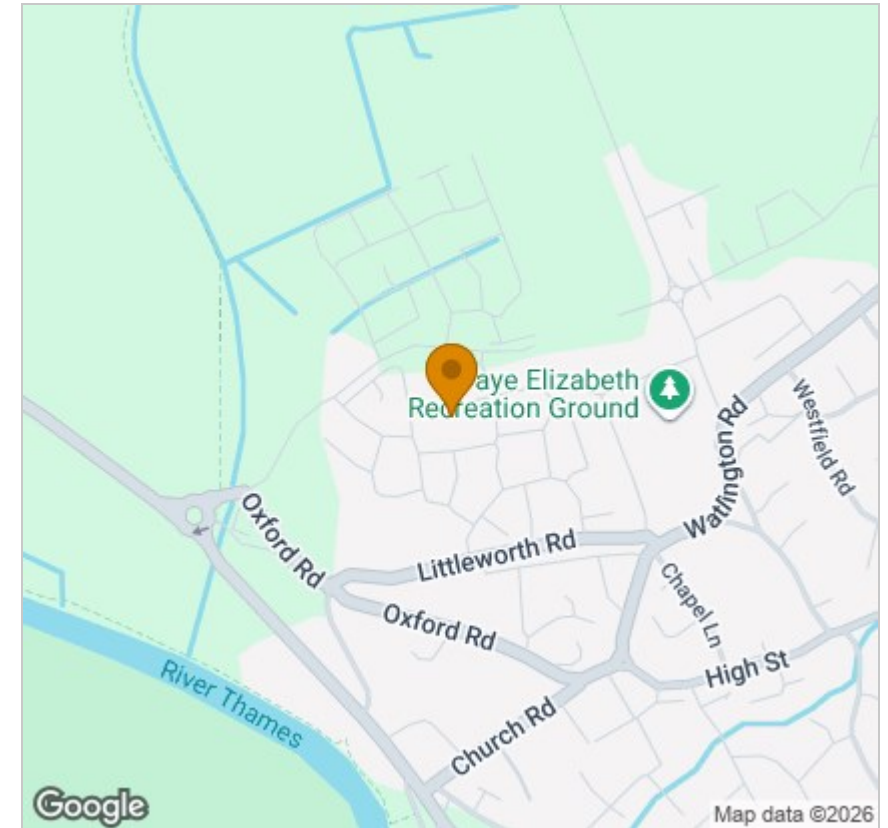
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92 plus A			92 plus A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk