



Castle Square, Benson, OX10 6SD  
£799,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A quintessentially English Country cottage with a pretty wisteria fronted façade offering three bedrooms, three reception rooms, a wealth of period features, and located in a pretty position on Castle Square close to all of the village amenities. Listed grade II this impressive country home has been well cared for by the current owner throughout and comes with driveway parking to the rear and a good size garden. Castle Farmhouse comprises piano room/family room, dining room, lounge with open fireplace, farmhouse style kitchen-diner, rear lobby, and shower room. On the first floor there is three bedrooms, a shower room and a separate bathroom. There is a lovely walled front garden and a good size rear garden with patio, lawn, large garden room with light & power and driveway with rear access. Viewings are highly recommended.

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.





## Key Features

- Quintessential English Country Cottage.
- Three bedrooms.
- Three bathrooms.
- Driveway parking.
- A wealth of period features.
- Well cared for inside and out.
- Good size garden with garden room



## The Location

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1406 sq ft - 130 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 748 sq ft – 69 sq m

First Floor Area 658 sq ft – 61 sq m

Garage Area 167 sq ft – 16 sq m

Outbuilding Area 153 sq ft – 14 sq m



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