



34 BROOK STREET, BENSON



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An elegant Grade II Listed home, beautifully restored, blending period features with high-quality modern fittings, in the heart of the highly regarded village of Benson.

In the heart of old Benson, the house sits near a stream linking Ewelme to the Thames. The village offers shops, pubs and a strong community. Wallingford, Watlington and Henley are nearby with links to Oxford and Reading. There's a primary school, excellent independents, scenic walks and boating at Benson Marina.



THE PROPERTY

The accommodation, set over three floors, is a pleasure to explore. A stone portico leads into a central hallway with views through to the walled rear garden. The hall connects three reception rooms and a kitchen, leading to a dining room and utility. The bespoke kitchen is complemented by a dining area with fitted storage and temperature-controlled wine display, ideal for entertaining.

The first floor includes a principal suite, two bedrooms and a family bathroom. The top floor offers flexible space, currently a snug/study and fifth bedroom.

Outside, a walled garden with lawn and terrace provides a peaceful setting, plus parking for two cars.







PROPERTY INFORMATION

Services

All mains connected.

Local Authority

South Oxfordshire District Council

Council Tax

G

EPC

EPC exempt

Postcode

OX10 6LH

What3Words

///toasters.boats.luring

Viewings

By prior appointment with
Robinson Sherston

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.

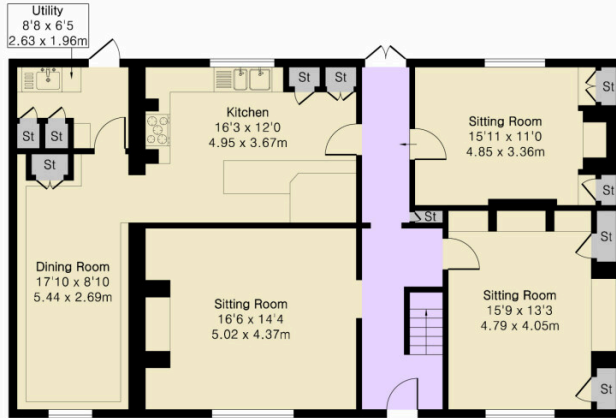


Approximate Gross Internal Area 2889 sq ft - 269 sq m

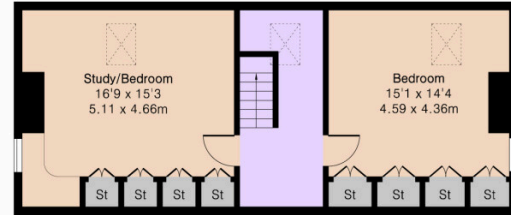
Ground Floor Area 1282 sq ft – 119 sq m

First Floor Area 1008 sq ft – 94 sq m

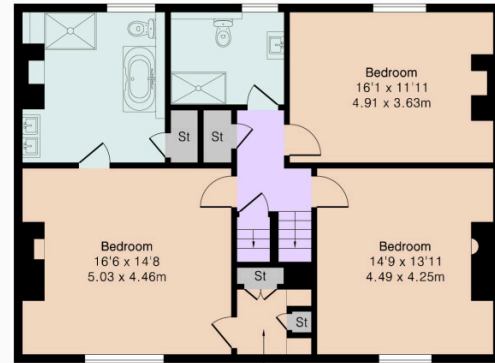
Second Floor Area 599 sq ft – 56 sq m



Ground Floor



Second Floor



First Floor



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