

WE VALUE



YOUR HOME



Crown Lane, Benson
£725,000



A rare opportunity to acquire a substantial detached family home on one of Benson's most sought-after residential lanes, offering an exceptionally large, west-facing and private rear garden with excellent potential to extend (subject to the usual consents). Beautifully maintained and thoughtfully renovated in recent years, this is a highly desirable village home combining space, privacy, and an outstanding central location.

Located in the highly regarded village of Benson, the property enjoys a prime position within easy walking distance of village shops, local schools, and amenities, with excellent transport links to Wallingford and surrounding areas.

The ground floor offers versatile and characterful living space, including a welcoming family room with exposed beams and a log burner — an ideal space for everyday living. This flows through to a spacious dual-aspect lounge/dining room, flooded with natural light and well suited to both family life and entertaining. A well-appointed kitchen and convenient downstairs cloakroom complete the ground floor.

Upstairs, the home provides three well-proportioned double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The majority of the interiors, including both bathrooms, were renovated approximately three years ago and feature quality finishes, marble vanity units, and GROHE sanitaryware, alongside new radiators installed throughout.

Outside, the west-facing rear garden is a standout feature — unusually large for such a central village position, offering a good level of privacy. The garden enjoys afternoon and evening sun and provides ample space for outdoor dining, relaxation, and future extension if desired.

Further benefits include a garage and off-street parking, completing this exceptional village home.





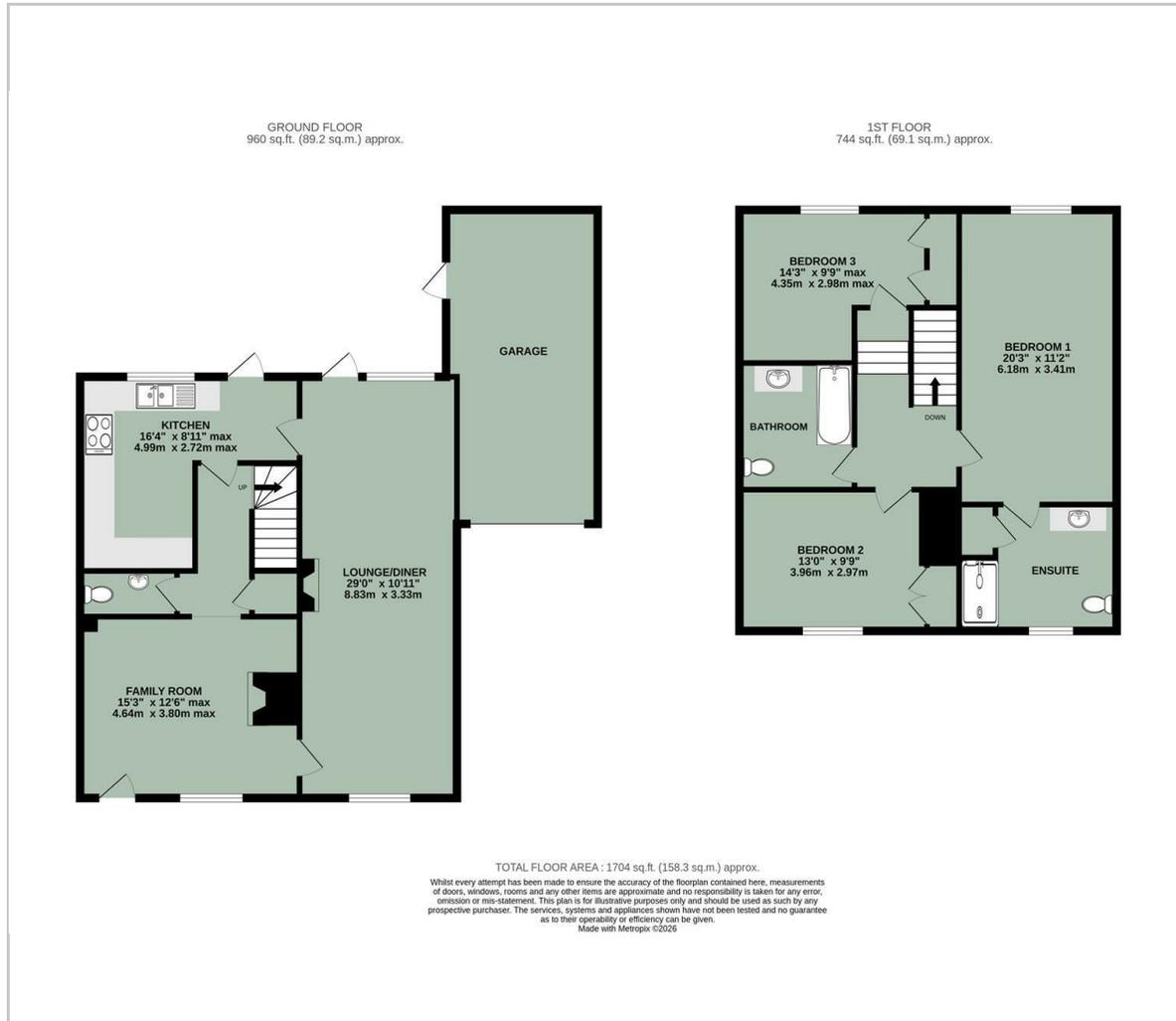
- DETACHED FAMILY HOME ON ONE OF BENSON'S MOST SOUGHT-AFTER RESIDENTIAL LANES
- EXCEPTIONALLY LARGE, WEST FACING & PRIVATE REAR GARDEN
- RARE CENTRAL VILLAGE POSITION WITH SIGNIFICANT POTENTIAL TO EXTEND (STPP)
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- MAJORITY OF INTERIORS RENOVATED THREE YEARS AGO
- TWO MODERN BATHROOMS WITH MARBLE VANITY UNITS & GROHE SANITARY WARE
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- GARAGE & OFF-STREET PARKING



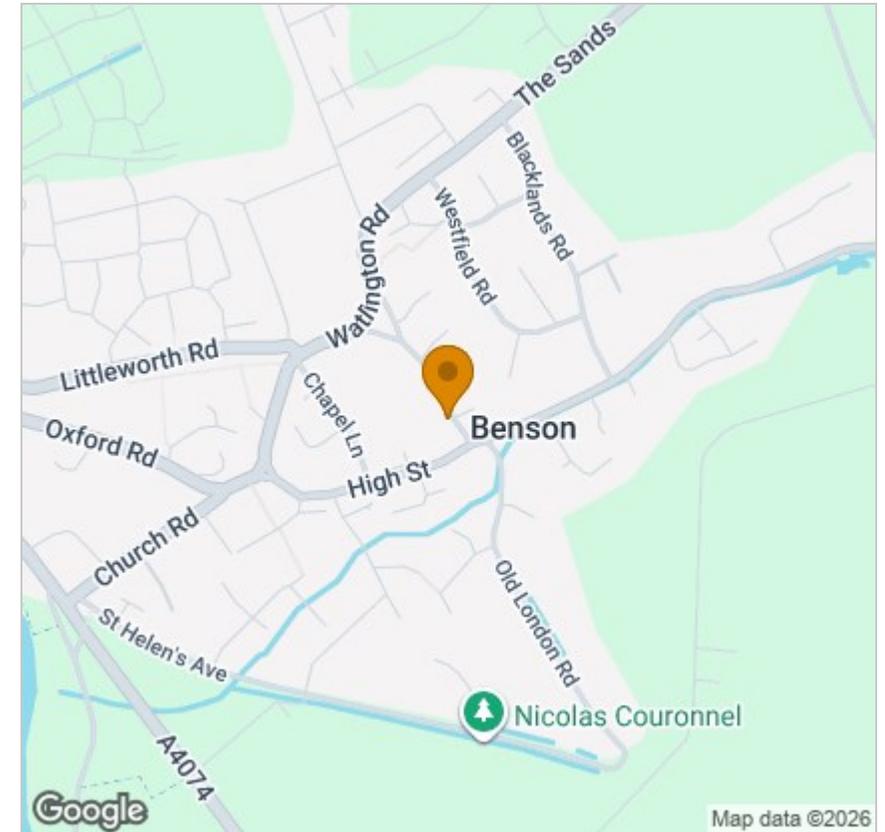
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		
(39-54) 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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