



Castle Square, Benson, OX10 6SD  
Guide Price £800,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





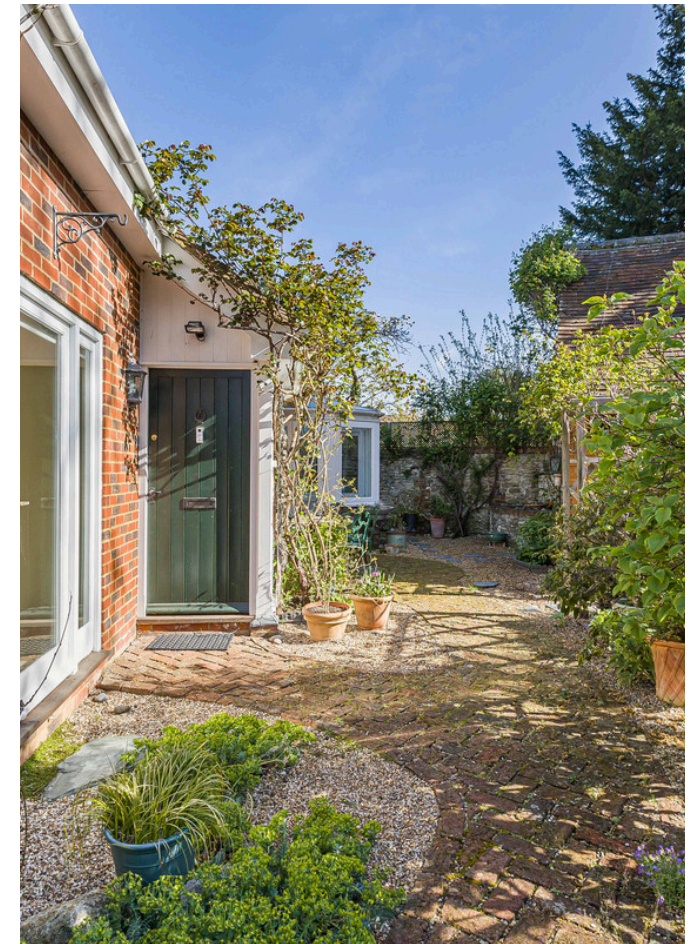
## The Property

A completely individual, and very versatile, three-bedroom three bathroom detached home built in 2000, with impressive vaulted lounge, excellent kitchen-diner, and studio above the garage. Offered for sale with no onward chain on Castle Square in the heart of Benson, surrounded by some pleasant period properties this inviting detached home has a gated driveway leading to a good size garage with shower room and low maintenance gardens.

The principal accommodation comprises entrance hall, exceptional lounge with vaulted ceiling and wood burning stove, kitchen-diner with island, double bedroom, and utility/shower room. On the first floor there is a mezzanine landing which could be used for some library/reception space and two very generous bedrooms both with en-suite shower rooms and fitted wardrobes. The larger than average garage benefits from a studio above which would form an ideal work from home space. For the proportions and outbuilding of this unique property to be fully appreciated; this home must be viewed.

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

- Unique three bedroom detached home.
- Three bathrooms.
- Impressive lounge with vaulted ceiling.
- Mezzanine landing.
- Gated driveway leading to large garage.
- Studio above garage space.
- No onward chain.
- Good size kitchen-diner with island.



## The Location

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Some material information to note: Conservation area. Gas central heating. Mains water. Mains electrics. Mains drains. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking and garage. 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 2025 sq ft - 188 sq m  
(Excluding Garage)**

Ground Floor Area 1077 sq ft – 100 sq m

First Floor Area 948 sq ft – 88 sq m

Garage Ground Floor Area 242 sq ft – 22 sq m

Garage Ground First Area 242 sq ft – 22 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

