

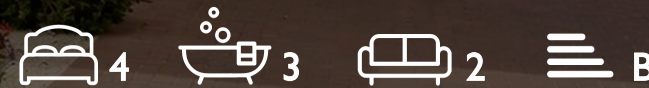
WE VALUE



YOUR HOME



Hither Derhams, Benson  
£640,000



This exceptional detached family home, beautifully presented throughout, combines contemporary style with practical family living. Located within the sought-after Cala development, the property offers spacious and thoughtfully designed accommodation ideal for modern lifestyles.

The ground floor features a stunning kitchen/dining room with direct access to the beautifully landscaped rear garden, creating the perfect space for both everyday living and entertaining. A bay-fronted living room provides a welcoming retreat, while a separate study offers an ideal home-working environment. Completing the ground floor are a utility room and a convenient cloakroom.

Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom and second bedroom both benefit from built-in double wardrobes and en-suite shower rooms, while the remaining two bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a beautifully maintained rear garden, off-street parking for two vehicles, and a garage. Conveniently situated close to Benson's local amenities and surrounded by picturesque countryside walks, this impressive home offers an outstanding opportunity for families seeking space, comfort, and a desirable village setting.

#### What The Owner Says...

"We have really enjoyed living here. The house is in a very quiet and peaceful part of Benson, with very little traffic passing on the road outside and very friendly neighbours nearby. One of the best features has been the playground and large parkland area just a minute's walk away, which has been fantastic for walking our dog and keeping our little one entertained."





- DETACHED FOUR BEDROOM FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- BEAUTIFULLY LANDSCAPED & WELL-MAINTAINED REAR GARDEN
- 20FT OPEN PLAN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES
- LOUNGE, STUDY, UTILITY & DOWNSTAIRS CLOAKROOM
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM



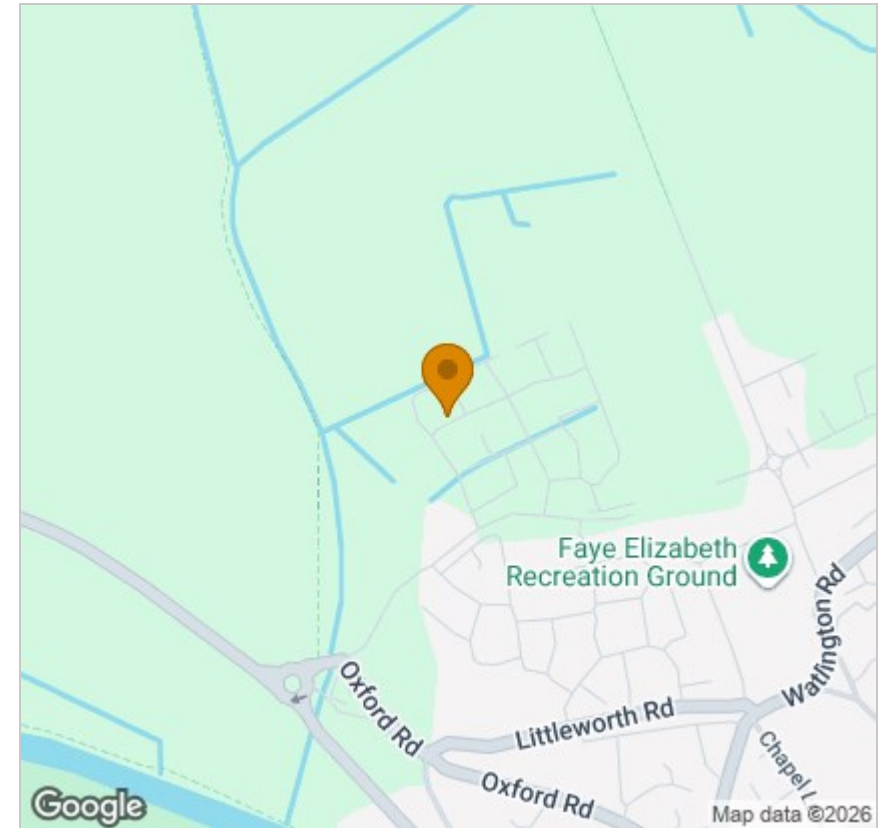
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus <b>A</b>			92 plus <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
69-80 <b>C</b>			69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
39-54 <b>E</b>			39-54 <b>E</b>		
21-38 <b>F</b>			21-38 <b>F</b>		
1-20 <b>G</b>			1-20 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	85	93	<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		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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